Town and County of Nantucket
Select Board • County Commissioners

Dawn E. Hill Holdgate, Chair
Thomas M. Dixon
Matt Fee
Malcolm W. MacNab
Brooke Mohr

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C. Elizabeth Gibson
Town & County Manager

AGENDA FOR THE MEETING OF THE
SELECT BOARD
JUNE 28, 2023 – 5:30 PM
PSF COMMUNITY ROOM, 4 FAIRGROUNDS ROAD
AND REMOTE PARTICIPATION VIA ZOOM WEBINAR
NANTUCKET, MASSACHUSETTS

YOU TUBE LINK FOR VIEWING ONLY:
https://youtu.be/SydnQLVMIb4

ZOOM WEBINAR REGISTRATION LINK TO VIRTUALLY ATTEND MEETING:
https://us06web.zoom.us/webinar/register/WN_oBesRcziQBesy9FQcRT9pA

I. CALL TO ORDER

II. SELECT BOARD ACCEPTANCE OF AGENDA

III. ANNOUNCEMENTS

1. The Select Board Meeting is Being Audio/Video Recorded.

2. **We Asked, and You Answered! Now Help Us Set the Island's Priorities for Transportation!** Take the Survey and Help Create PRIORITIES for TRANSPORTATION. www.nantucket-ma.gov/lrtp or Scan QR Code in Packet.

3. Select Board Announcements/Comments.

IV. FOLLOW-UP ON COMMENTS FROM PRIOR SELECT BOARD MEETINGS

*V. PUBLIC COMMENT**

*VI. NEW BUSINESS**

VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS

1. Approval of Minutes of June 12, 2023 at 9:00 AM; June 13, 2023 at 9:00 AM; June 14, 2023 at 5:30 PM; June 15, 2023 at 9:00 AM; June 23, 2023 at 8:30 AM.

2. Approval of Release of Executive Session Minutes of April 13, 2023 at 9:00 AM; May 18, 2023 at 1:00 PM.

3. Approval of Payroll Warrants for June 25, 2023.

4. Approval of Treasury Warrants for June 21, 2023; June 28, 2023.

5. Approval of Pending Contracts for June 28, 2023 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference.

VIII. ANNUAL SELECT BOARD COMMITTEE APPOINTMENTS

1. 2023 Annual Board, Committee, Commission Appointments.

IX. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS

1. Bicycle and Pedestrian Advisory Committee: Recommendation for 2023 Pilot Pedicab License for "NanTukTuk".

X. REAL ESTATE MATTERS

1. Request for Approval and Execution of Quitclaim Deed of Town-owned Yard Sale Parcel Known as Lot A, Atlantic Avenue as Shown on Plan of Land Entitled "Roadway Disposition Plan in Nantucket, Mass. of Portions of Unconstructed 'Masaquet Avenue' 'Atlantic Avenue'," Dated January 11, 2023, Prepared by Bracken Engineering, Inc. and Recorded with Nantucket County Registry of Deeds as Plan No. 2023-17, Pursuant to Vote on Article 99 of 2011 Annual Town Meeting.

2. Request for Approval and Execution of Purchase and Sale Agreement, Quitclaim Deed and Settlement Statement of Town-owned Yard Sale Parcel Known as Lot B, Masaquet Avenue and Atlantic Avenue as Shown on Plan of Land Entitled "Roadway Disposition Plan in Nantucket, Mass., of Portions of Unconstructed 'Masaquet Avenue' 'Atlantic Avenue'," Dated January 11, 2023, Prepared by Bracken Engineering, Inc. and Recorded with Nantucket County Registry of Deeds as Plan No. 2023-17, Pursuant to Vote on Article 99 of 2011 Annual Town Meeting.

3. Request for Approval and Execution of Purchase and Sale Agreement, Quitclaim Deed and Settlement Statement of Town-owned Yard Sale Parcel Known as Lot D, Masaquet Avenue as Shown on Plan of Land Entitled "Roadway Disposition Plan in Nantucket, Mass., of Portions of Unconstructed 'Masaquet Avenue' 'Atlantic Avenue'," Dated January 11, 2023, Prepared by Bracken Engineering, Inc. and Recorded with Nantucket County Registry of Deeds as Plan No. 2023-17, Pursuant to Vote on Article 99 of 2011 Annual Town Meeting.

4. Request for Acceptance of Non-Exclusive Walking Path Easement Over Parcel H-1, Woodbine Street and Nobadeer Avenue (Portion of 18 Nobadeer Avenue) as Shown on Plan of Land Entitled "Roadway Disposition Plan in Nantucket, Mass. of Nobadeer Avenue, Woodbine Street, Assessors Map 80 & 87," Dated December 29, 2010, Prepared by Bracken Engineering, Inc. and Recorded with Nantucket County Registry of Deeds as Plan No. 2011-10.

5. Request for Acceptance of Use Restrictions for Properties on Old South Road Known as 105 Old South Road, 107 Old South Road and Lots 25 and 25 as Shown on Land Court Plan No. 16514-G as a Result of Article 66 of 2023 Annual

Town Meeting which Changed Zoning Map from Residential-20 (R-20) Zoning District to Commercial Neighborhood (CN) Zoning District.

XI. PUBLIC HEARINGS

1. Public Hearing to Consider Accepting the Nantucket Open Space and Recreation Plan Pursuant to State Division of Conservation Services Regulatory Process (Continued from April 12, 2023; May 10, 2023).

2. Public Hearing to Consider the Takings by Eminent Domain of Perpetual Water Easements or Other Interests in Real Estate for the Purpose of Improving the Town's Water System and Providing Clean Water and to Construct, Inspect, Repair, Renew, Replace, Operate and Forever Maintain Water Lines and Mains with Any Manholes, Pipes, Conduits and Other Equipment and Appurtenances Thereto, In, Through, Under and Across the Private Ways Identified as Skyline Drive, Webster Road, and Portions of Monohansett Road and Okorwaw Avenue, as Shown on Plans of Land Entitled "Water Easement Plan, Monohansett Road and Okorwaw Avenue, Nantucket, MA, Nantucket County," Prepared by Greenman-Pedersen, Inc., "Water Easement Plan, Webster Road, Nantucket, Nantucket County," Prepared by Greenman-Pedersen, Inc., and "Water Easement Plan Skyline Drive, Nantucket, MA, Nantucket County," Prepared by Greenman-Pedersen, Inc., and "Water Easement Plan, Skyline Drive, Nantucket, Massachusetts," Prepared by Merrill Engineers and Land Surveyors, Copies of Which are on File with the Town Clerk's Office, Pursuant to MGL Chapter 79 and Vote on Article 96 of 2023 Annual Town Meeting.

XII. TOWN MANAGER'S REPORT

1. Review of Potential Warrant Articles for November 7, 2023 Special Town Meeting.

2. Monthly Town Management Report.

XIII. SELECT BOARD'S REPORTS/COMMENT

1. 2023-2024 Select Board Committee Representative Appointments.

2. Committee Reports.

XIV. ADJOURNMENT

Identified on Agenda Protocol Sheet

SELECT BOARD AGENDA PROTOCOL:

Roberts Rules: The Select Board follows Roberts Rules of Order to govern its meetings as per the Town Code Charter.

Public Comment: Public Comment is to bring matters of public interest to the attention of the Board. At the Board's discretion, matters raised under Public Comment may be directed to Town Administration or may be placed on a future agenda, allowing all viewpoints to be represented before the Board takes action, if any. Except in emergencies, the Board will not normally take any other action on Public Comment in its sole discretion.

To facilitate that any individual who wishes to provide Public Comment has the opportunity and to ensure the ability of the Board to conduct its business in an orderly fashion, the following rules and procedures are adopted consistent with the United States Constitution and the Massachusetts Declaration of Rights.

> The agenda for regular Select Board meetings will include a Public Comment period at the beginning of the meeting unless there is more urgent business for the Board to take up first. This time is reserved for speakers to address the Board on matters that are not related to any other Agenda item. If a speaker wishes to address the Board on a matter that is related to another Agenda item, the Chair will accept public comment when that Agenda item is reached during the meeting.
>
> All speakers are encouraged to present their remarks in an orderly and peaceable manner, without disruption to other speakers.
>
> All remarks will be addressed through the Chair of the meeting.
>
> The Chair of the meeting may not interrupt speakers who have been recognized to speak, except that the Chair reserves the right to terminate speech which is not protected under the United States Constitution and the Massachusetts Declaration of Rights because it constitutes true threats, incitement to imminent lawless conduct, or engages in conduct that disrupts other speakers.
>
> Each speaker may not exceed three (3) minutes during any Public Comment portion of the meeting.

Disclaimer: Public Comment is not a time for debate or response to comments by the Board. Comments made during the Public Comment period do not reflect the views or positions of the Board. Because of free speech principles, the Board does not have authority to prevent all speech that may be upsetting and/or offensive made during the Public Comment period.

Unanticipated Business: Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting may be brought up for discussion in accordance with the Open Meeting Law.

Public Participation: The Board welcomes valuable input from the public at appropriate times during the meeting with recognition from the Chair at his/her sole discretion. For appropriate agenda items, the Chair will introduce the item and take public input. Individual Board Members may have questions on

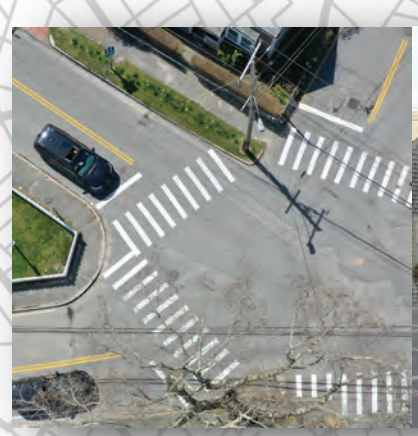
the clarity of the information presented. The Board will hear any staff input and then deliberate on a course of action.

Select Board Report and Comment: Individual Board Members may have matters to bring to the attention of the Board during a meeting. If the matter contemplates action by the Board, Board Members will consult with the Chair and/or Town Manager in advance and provide any needed information by the Thursday before the meeting and/or schedule the matter for a future Board meeting. Otherwise, except in emergencies, the Board will not normally take action on Select Board Comment.

Approved: April 26, 2023

Take our survey and help us create PRIORITIES for TRANSPORTATION!

Scan the QR code or visit www.nantucket-ma.gov/LRTP



Realiza nuestra encuesta y ayúdanos a crear las PRIORIDADES para el TRANSPORTE!

¡Escanea el código QR o visita www.nantucket-ma.gov/lrtpes

Realize nossa pesquisa e ajude-nos a criar as PRIORIDADES para o TRANSPORTE!

¡Escaneie o código QR ou visite www.nantucket-ma.gov//lrtppt

Because life is better when we all work and thrive together!

LONG-RANGE TRANSPORTATION PLAN

Nantucket Planning & Economic Development Commission

EXHIBIT 1
AGREEMENTS TO BE EXECUTED BY TOWN MANAGER
UNLESS RESOLUTION OF DISAPPROVAL BY SELECT BOARD
June 28, 2023

Type of Agreement/Description	Department	With	Amount	Other Information	Source of Funding	Term
Amendment	Town Administration	CDM Smith, Inc.	N/A	Extend the completion date of the contract for the handling of PFAS-impacted materials to December 31, 2023, for a total term of 18 months	N/A	June 15, 2022 – Dec 31, 2023
Amendment	Town Administration	CDM Smith, Inc.	Add $48,900 to original contract amount of $250,800 for new contract amount of $299,700	Change order for Water Main Project west of Airport for design for Skyline Drive and Nobadeer Way; coordination of project phasing and procurement	2021 ATM Article 10	June 21, 2023 – Dec 31, 2023
Purchase Agreement	Town Administration	Harbor Fuel Oil Corporation	Fluctuating Pricing – Operating Expenses and Profit (O.E.P.) plus the Oil Price Daily (OPD) formerly the Journal of Commerce - Boston Low Reseller Rack Price	Supply and delivery of petroleum products for the Town	Various Town Budgets	July 1, 2023 – June 30, 2026
Professional Services Agreement	Town Administration	CDM Smith, Inc.	$138,600	Landfill groundwater and surface water PFAS sampling – engineering services related to PFAS sampling of groundwater and surface water from existing environmental monitoring locations at Nantucket Landfill	2022 ATM Article 18 – PFAS Soil Investigation ($2.0M)	July 1, 2023 – Sept 1, 2024

Professional Service Agreement	Town Administration	Pierce-Cote	$54,000	Communications consulting services	Town Administration Budget – Professional Services	July 1, 2023 – June 30, 2024
Lease	Select Board	Deva, LLC	$5,000/mo	Rental housing for Town employee at 36 Okorwaw; potential offset by rent rec'd from tenant(s)	Housing Office Operating Budget	July 1, 2023 – June 30, 2026
Lease	Select Board	Margaret Ruley	$5,000/mo	Rental housing for Town employee(s) at 12A Toms Way; potential offset from rent rec'd from tenant(s)	Housing Office Operating Budget	September 12, 2023 – March 11, 2025
Purchase Agreement	DPW	MHQ, Inc.	$129,789	Purchase of Ford F600XL – Trash Packer	DPW Capital 2019 ATM Article 10 – Replace Trash Truck	June 1, 2023 – May 31, 2024
Purchase Agreement	DPW	MHQ, Inc.	$58,561.60	Purchase of Ford F350 Super Duty Truck	DPW Capital 2021 ATM Article 10 – Replace Ford 350	June 1, 2023 – May 31, 2024
Amendment	DPW	Pathfinder Tree Services, LLC	Add $14,000 to original contract amount of $183,600 for new contract amount of $197,600	Add 8A Thirty Acres Ln to landscaping maintenance services contract for Town Buildings	Facilities/DPW Budget	March 1, 2023 – Feb 28, 2026
Amendment	DPW	Sarah B. Cleaning LLC	Add $9,900 to original contract amount of $72,799.92 for new contract amount of $82,699.92	Add Nobadeer Fieldhouse Bathrooms to public restroom cleaning services	Facilities/DPW Budget	April 7, 2021 – March 31, 2024
Professional Service Agreement	Fire Dept	Frank Viscuso	$4,200	Seminar on Leadership Development Training scheduled for February 2024	Fire Department General Funds Professional Services	July 1, 2023 – March 31, 2024

Professional Services Agreement	Fire Dept	BadgeQuest, Inc.	$13,750	Nantucket Fire Captain promotional services	Fire Budget – Professional Services	July 1, 2023 – June 30, 2024
Professional Services Agreement	Human Resources	FutureComp/Omni Underwriting Managers, LLC	$12,000	Annual renewal contract for Workers Compensation Insurance Services	HR Budget - Professional Services	July 1, 2023 – June 30, 2024
Software Agreement	IT	Applied Geographics, Inc.	$4,500	MapGeo subscription annual agreement	IT Budget	July 1, 2023 – June 30, 2024
Software Agreement	IT	Civic Plus	$11,323.67	Annual CivicPlus website hosting & services agreement	IT Budget	July 1, 2023 – June 30, 2024
Software Agreement	IT	KnowBe4	$9,535.20	Cyber Security Awareness Training subscription and PhishER subscription	IT Budget	Aug 1, 2023 – July 31, 2024
Software Agreement	Health Department	SHI International Corp.	$98,415.80	Renewal of end user agreement for Granicus Software	Short Term Rental Revolving Fund	July 20, 2023 – July 19, 2024
Professional Service Agreement	Our Island Home	Nantucket Pest Management	$10,000	Monthly inspection services for OIH	OIH Budget	July 1, 2023 – June 30, 2026
Professional Service Agreement	Our Island Home	South Shore Generator Service, Inc.	$5,000	Replace failed annunciator panel	OIH Capital 2017 ATM Article 12 – OIH Build Improv/Qual	June 2, 2023 – August 31, 2023
Software Agreement	Our Island Home	Cyracom International, Inc.	Not to Exceed $4,500	End user agreement to purchase services under Vizient Supply, LLC contract for language services - translation, interpretation, spoken language proficiency & interpretive skills assessments	OIH Budget - Professional Services	July 1, 2023 – July 31, 2025
Amendment	Our Island Home	Cross Country Staffing	Add $100,000 to original contract amount of $500,000 for new contract amount of $600,000	Professional staffing services for Registered Nurses and Licensed Practical Nurses (FY23)	OIH Budget – Professional Services	July 1, 2021 – June 30, 2023

Professional Services Agreement	Our Island Home	Cross Country Staffing	$500,000	Professional staffing services for Registered Nurses and Licensed Practical Nurses (FY24)	OIH Budget – Professional Services	July 1, 2023 – June 30, 2024
Professional Service Agreement	Our Island Home	Vertex Companies, LLC	$18,240	Owner's Project Manager (OPM) services associated with procurement of designer for Our Island Home project	OIH Budget – Professional Services	July 1, 2023 – June 30, 2026
Professional Service Agreement	Sewer	CDM Smith, Inc.	$140,100	PFAS Foam Study – Surfside WWTF Aeration Tank Foam and Landfill Leachate Baseline Study	2022 ATM Article 22 – WWTF PFAS Removal Pilot Program ($2,500,000)	June 1, 2023 – May 31, 2024
Professional Service Agreement	Transportation	BETA Group, Inc.	$7,000	Engineering peer review services for proposed development at 18-24 Sparks Avenue	Escrow Account - Sparks Ave Professional Services – Planning Board	May 30, 2023 – Sept 29, 2023

NANTUCKET SELECT BOARD

Policy Statement and Procedures for Appointments to Committees, Commissions, Boards
Adopted: May 19, 2021

BASIC GOAL

To encourage active citizen participation and involvement in local government affairs by encouraging local residents with expertise, skills, interest, and energy to seek appointment to the Town's Committees, Boards and Commissions. And, to expand the Town's outreach to its citizens to ensure that we engage as many diverse perspectives as possible to build and encourage awareness, understanding and appreciation through a lens of diversity, equity and inclusion.

POLICIES IN SUPPORT OF THE BASIC GOAL

A. The Town will maintain a recruiting system, known as the Volunteer Talent Bank (Talent Bank), to find and appoint interested local residents who are best qualified by education, training and experience to contribute effectively to the work of the committee, commission or board. To the extent practical, the Select Board shall announce its intention to meet candidates for appointment and allow them to introduce themselves and review their applications no less than two weeks in advance of appointments.

B. When an announcement is made by the Board regarding any vacancies, the Board will require that applicants file a Committee Appointment application. Following a public meeting with the applicant(s) at which the Board may ask questions, and/or the applicant may ask questions, a candidate shall be selected in accordance with the following procedure:

RECOMMENDED VOTING PROCEDURES FOR ANNUAL APPOINTMENTS

1. The Board reviews a list of openings for annual appointments with a committee appointment timeline in early April.

2. In mid-April, members of committees, commissions, boards whose terms are expiring are notified and asked if they would like to apply for reappointment. Incumbent Committee Interest Forms are mailed to all of these members and they are asked to respond in writing to indicate if they request re-appointment, or not. Incumbents need to meet the same deadlines as listed on the committee appointment timeline.

3. Annual committee openings are advertised in the local newspaper for four weeks, as well as on the Town website. Additionally, the openings are announced at the Board's weekly meetings starting in mid-April through the end of May.

4. Applications will be accepted only by the deadlines outlined in the annual Committee Appointments Timeline for all committees, commission and boards.

5. The Select Board holds two meetings to allow applicants to address the Board and review their applications.

6. Committee appointments are made at the last Select Board meeting of June, which date shall be at least one week after the names and applications of all applicants have been made public.

    a. At this meeting, the Select Board may appoint, by majority vote, a candidate to fill any seat. Or, the Select Board, at its discretion, may elect to use a paper ballot voting procedure, or vote by e-mail if the Select Board meeting is held virtually.

    b. The Chair shall ask Board members to submit their written choices for appointment (or to e-mail their choices for appointment to Town Administration in real time if meeting virtually). Each Board member writes their own name on a slip of paper, and then writes down their vote for the applicant(s) and passes their paper ballot directly to the Chair without other members viewing the ballot.

    c. The Chair reads the paper ballot votes and notes which Board member cast the votes. If meeting virtually, Town Administration staff will read the results into the record, and after announcing how each Board member votes, staff will ask that Board members verbally confirm their votes.

    d. The candidate(s) with the majority of votes will be appointed.

    e. Any committee seats not filled will continue to be posted on the Town website and routinely advertised as vacant.

At its discretion, the Select Board may appoint a candidate to any Commission, Committee or Board even if the candidate is not present for the meeting.

RECOMMENDED VOTING PROCEDURES FOR VACANCIES THROUGHOUT THE YEAR

The Board's intent to fill vacancies will be noted on its regular meeting agenda for at least two weeks and applications of prospective candidates will be included in the Board's agenda packet to allow the Board and the public to review the prospective candidates' credentials. The vacancy will also be advertised in the Inquirer & Mirror for a minimum of two weeks as well as on the Town's website. Applications will be accepted only by a certain deadline for all committees, commission and boards.

1. Immediately following a meeting with candidates for appointment, the Select Board may appoint, by majority vote, a candidate to fill any vacancy. Or, the Select Board, at its discretion, may elect to use a paper ballot voting procedure, or vote by e-mail if the Select Board meeting is held virtually.

2. Immediately following a meeting with candidates for appointment, the Chair shall ask

Board members to submit their written choices for appointment (or to e-mail their choices for appointment to Town Administration in real time if meeting virtually). Each Board member writes their own name on a slip of paper, and then writes down their vote for the applicant(s) and passes their paper ballot directly to the Chair without other members viewing the ballot.

3. The Chair reads the paper ballot votes and notes which Board member cast the votes. If meeting virtually, Town Administration staff will read the results into the record, and after announcing how each Board member votes, staff will ask that Board members verbally confirm their votes.

4. The candidate(s) with the majority of votes will be appointed.

At its discretion, the Select Board may appoint a candidate to any Commission, Committee or Board even if the candidate is not present for the meeting.

ADMINISTRATION OF THE VOLUNTEER TALENT BANK

The Town Administration office shall be responsible for the Talent Bank data and all administrative materials, records and processes.

PUBLIC INPUT REGARDING CANDIDATES FOR APPOINTMENT

Any citizen may convey their support or objection of an individual's appointment/ reappointment through written notice to the Town Manager's Office. Town Administration shall forward any written comments concerning appointments/reappointments to the Select Board and to the person cited.

This policy may be amended by the Select Board at any time.

Applicants for 2023 Annual Committee Appointments:

Agricultural Commission

2 Seats Available; 1 Applicant

2 Seats Terms End 2026

Current Committee Members:

VACANT	2023
VACANT	2023
Posie Constable	2024
Charity Benz	2025
Pamela Perun	2025

Applicants:

Jacob Tinkhauser – new applicant

 # Pursuant to Article 65 passed by 2022 Annual Town Meeting, "To the extent available and willing to serve, the [Agricultural] Commission shall consist of a minimum of three members whose prime source of income is derived from farming or agricultural-based enterprises in Nantucket and another two who are interested in farming. If the foregoing are neither available nor willing to serve, then any member may be appointed from the community who has an interest in agriculture."

Airport Commission *

2 Seats Available; 3 Applicants

2 Seats Terms End 2026

Current Committee Members:

Arthur D. Gasbarro	2023 – applied
Anthony Bouscaren	2023 – applied
Andrea Planzer	2024
Philip Marks III	2024
Jeanette Topham	2025

Applicants:

Anthony G. Bouscaren – incumbent
Robert F. Currie – new applicant
Arthur D. Gasbarro – incumbent

** Pursuant to MGL Chapter 90, Section 51E, "Of the members appointed [to the Airport Commission] at least one shall be a person having experience in aeronautics."*

Board of Health

2 Seats Available; 3 Applicants

2 Seats Terms End 2026

Current Committee Members:

Stephen J. Visco	2023 – no response
Meredith (Meri) Lepore	2023 – applied
Malcolm MacNab (SB member)	2023
James A. Cooper	2024
Kerry McKenna	2025

Applicants:

Ann Smith – new applicant
Maureen Marcklinger – new applicant
Meredith Lepore – incumbent

Applicants for 2023 Annual Committee Appointments:

Capital Program Committee

2 Seats Available; 2 Applicants

2 Seats Terms End 2026

Current Committee Members:

Christy Kickham (At Large)	2023 – applied
Richard J. Hussey (At Large)	2023 – not reapplying
Peter T. Kaizer (At Large)	2024
Stephen Welch (At Large)	2025
Jason Bridges (SB Rep)	2023
Jill Vieth (Fin Com Rep)	2023
Barry Rector (NP&EDC Rep)	2023

Applicants:

Howard Matz – new applicant

Christy Kickham – incumbent

Cemetery Commission

2 Seats Available; 1 Applicant

2 Seats Terms End 2026

Current Committee Members:

Allen Reinhard	2023 – applied late
Scott McIver	2023 – applied
Lee W. Saperstein	2024
Frances Karttunen	2024
Barbara A. White	2025

Applicants:

Scott D. McIver – incumbent

Coastal Resiliency Advisory Committee

1 Seat Available; 1 Applicant

1 Seat Term Ends 2026

Current Committee Members:

Mary Longacre (At-Large)	2023 – not reapplying
Sarah Bois, Ph.D (At-Large)	2024
Joanna Roche (At-Large)	2025
Ian Golding (ConCom member)	2023
Carl Borchert (PB member)	2023
Matt Fee (SB member)	2023
Peter Brace (HSAB member)	2023
Jennifer M. Karberg, Ph.D (NCF designee)	2023
Rachael Freeman (Land Bank member)	2023
Christy Kickham (CapCom member)	2023
Gary Beller (ACNVT member)	2023

Applicants:

Doug Rose – new applicant

As of 6/23/2023 at 3:51:04 PM

Applicants for 2023 Annual Committee Appointments:

Conservation Commission

2 Seats Available; 5 Applicants

2 Seats Terms End 2026

Current Committee Members:

Ashley Erisman	2023 – applied
Mark Beale	2023 – applied
Ian Golding	2024
Linda Williams	2024
Seth Engelbourg	2025
Michael V. Misurelli	2025
Joseph W. Plandowski	2025

Applicants:

Tim Braine – new applicant
C. Marshall Beale – incumbent
Ashley Erisman – incumbent
Bertram "Bo" Wilson – new applicant
Marcia J. Browne, MD – new applicant

Contract Review Subcommittee, Human Services

1 Seat Available; 1 Applicant

1 Seat Term Ends 2026

Current Committee Members:

Linda Williams (At-Large)	2023 – applied
John W. Belash (At Large)	2024
Dorothy Hertz (At-Large)	2025
Sue Mynttinen (CHS Rep)	2023
Veronica Bolcik (CHS Rep)	2023
Joanna Roche (FinCom Rep)	2023
Bertyl Johnson (NP&EDC Rep)	2023

Applicants:

Linda Williams – incumbent

Council for Human Services

3 Seats Available; 0 Applicants

3 Seats Terms End 2026

Current Committee Members:

Jennifer Porter	2023 – no response
Claudia Valle	2023 – applied late
Sindy Rivera	2023 – no response
Athalyn Sweeney	2024
Sue Mynttinen	2024
Veronica Bolcik	2024
Suzanne Keating	2025
Amanda Wright	2025
Tara Restieri	2025

Applicants:

None

As of 6/23/2023 at 3:51:04 PM

Applicants for 2023 Annual Committee Appointments:

Council on Aging

3 Seats Available; 2 Applicants

3 Seats Terms End 2026

Current Committee Members:

Mary Anne Easley	2023 – applied
Nancy Swain	2023 – not reapplying
Anthony "Rocky" Fox	2023 – applied
Judith Perkins	2024
Linda Williams	2024
Arlene O'Reilly	2024
Robert M. Kucharavy	2025
Erin Lynch	2025
Abigail (Abby) Camp	2025

Applicants:

Anthony "Rocky" Fox – incumbent
Mary Anne Easley – incumbent

Cultural Council ^

4 Seats Available; 2 Applicants

2 Seats Terms End 2025
2 Seats Terms End 2026

Current Committee Members:

Emma Young	2023 – applied
Michael Kopko	2023 – applied
Tony Wagner	2024
Ava Rollins	2024
Sarah C. Ellis	2025
VACANT	2025
VACANT	2025

Applicants:

Michael Kopko – incumbent
Emma Young – incumbent

^ *Pursuant to the Massachusetts Cultural Council's Local Cultural Council Program Guidelines, "The term of membership for a council member is three years; members can serve a maximum of two consecutive terms, or a total of six years, unless the appointing authority removes a member before the expiration of a term. Members must remain off the council for a one-year interval before serving additional terms."*

As of 6/23/2023 at 3:51:04 PM

Applicants for 2023 Annual Committee Appointments:

Finance Committee

3 Seats Available; 6 Applicants

3 Seats Terms End 2026

Current Committee Members:

Denice Kronau	2023 – applied
Joseph T. Grause, Jr.	2023 – not reapplying
Joanna Roche	2023 – applied
Jeremy Bloomer	2024
Peter A. McEachern	2024
Peter N. Schaeffer	2024
Stephen Maury	2025
Christopher A. Glowacki	2025
Jill Vieth	2025

Applicants:

Howard Matz – new applicant
Joseph H. Wright – new applicant
~~Joseph W. Plandowski – new applicant~~ - withdrew
Rob Giacchetti - new applicant
Denice Kronau – incumbent
Joanna Roche – incumbent

Harbor and Shellfish Advisory Board †

1 Seat Available; 0 Applicants

1 Seat Term Ends 2025

Current Committee Members:

Peter Brace	2023
David Fronzuto	2023
Andrew Lowell	2024
Ginger Andrews	2024
Scott Anderson	2025
VACANT	2025
David Bossi	2025

Applicants:

None

† The Harbor and Shellfish Advisory Board is an elected public body. However, one of its members resigned. Pursuant to Chapter 270 of the Acts of 1979, vacancies on the Harbor and Shellfish Advisory Board shall be appointed by the Select Board for the remainder of the unexpired term.

Applicants for 2023 Annual Committee Appointments:

Historic District Commission Associate

1 Seat Available, 3 Applicants

1 Seat Term Ends 2026

Current Associate Committee Members:

Jesse Dutra	2023 – applied
Carrie Thornewill	2024
Constance Patten	2025

Applicants:

Howard Matz – new applicant
Joseph Robert Paul – new applicant
Jesse Dutra – incumbent

Nantucket Affordable Housing Trust

1 Seat Available, 2 Applicants

1 Seat (At-large) Term Ends 2025

Current Committee Members:

Meg Browers (At-large)	2023 – applied
Reema Sherry (At-large)	2024
Shantaw Bloise (At-large)	2024
Brian Sullivan (Real Estate Agent/Broker)	2024
Brooke Mohr (SB Rep)	2023
Penny Dey (Housing Authority)	2023
David Iverson (NP&EDC)	2023

Applicants:

Meg Browers – incumbent
David Gray – new applicant

Nantucket Historical Commission

2 Seats Available, 5 Applicants

2 Seats Terms End 2026

Current Committee Members:

Georgia U. Raysman	2023 – not reapplying
David A. Silver	2023 – no response
Angus MacLeod	2024
Milton "Mickey" Rowland	2024
Thomas Murray Montgomery	2024
Abby De Molina	2025
Clement Durkes	2025

Applicants:

Rita Carr – new applicant
Linda Williams – new applicant
George Butterworth – new applicant
Ethan McMorrow – new applicant
Joe Bedell – new applicant

Applicants for 2023 Annual Committee Appointments:

Planning Board Alternate

1 Seat Available, 2 Applicants

1 Seat Term Ends 2026

Current Alternate Committee Members:

Stephen Welch	2023 – applied
Carl Borchert	2024
Abby De Molina	2025

Applicants:

Howard Matz – new applicant
Stephen Welch – incumbent

Real Estate Assessment Committee

2 Seats Available, 0 Applicants

2 Seats Terms End 2026

Current committee Members:

Rhoda H. Weinman, Esq.	2023 – no response
Penny Dey	2023 – not reapplying
Thomas Barada	2024
John B. Brescher, Esq.	2024
Lee W. Saperstein	2025

Applicants:

None

Roads and Right of Way Committee

3 Seats Available, 3 Applicants

3 Seats Terms End 2026

Current Committee Members:

Lee W. Saperstein	2023 – applied
Phil Smith	2023 – applied
Nathaniel Lowell	2023 – applied
Edward Gillum	2024
Nelson Eldridge	2024
Rob Ranney	2024
Bill Grieder	2025
Allen Reinhard	2025
Rick Atherton	2025

Applicants:

Lee W. Saperstein – incumbent
Nathaniel Lowell – incumbent
Phil Smith – incumbent

As of 6/23/2023 at 3:51:04 PM

Applicants for 2023 Annual Committee Appointments:

Scholarship Committee

2 Seats Available; 3 Applicants

2 Seats Terms End 2026

Current Committee Members:

Jana Starr Duarte	2023 – applied
Kristie Ferrantella	2023 – not reapplying
Lee W. Saperstein	2024
Leslie W. Forbes	2024
Margaret (Magee) Detmer	2024
Jeanne Miller	2025
Rebecca Woodley-Oliver	2025
Beth Hallett School Superintendent	

Applicants:

Anthony "Rocky" Fox – new applicant
Melissa MacVicar – new applicant
Jana Starr Duarte – incumbent

Steamship Authority Port Council

1 Seat Available, 1 Applicant

1 Seat Term Ends 2025

Current Committee Member:

Nathaniel E. Lowell	2023 – applied

Applicants:

Nathaniel E. Lowell – incumbent

Tree Advisory Committee

3 Seats Available, 0 Applicants

1 Seat Term Ends 2025

2 Seats Terms End 2026

Current Committee Members:

Michael V. Misurelli	2023 – no response
Whitfield C. Bourne	2023 – applied late
Ben Champoux	2024
Judy Deutsch	2025
VACANT	2025

Applicants:

None

As of 6/23/2023 at 3:51:04 PM

Applicants for 2023 Annual Committee Appointments:

Zoning Board of Appeals

1 Seat Available, 1 Applicant

1 Seat Term Ends 2028

Current Committee Members:

Lisa Botticelli	2023 – applied late
John B. Brescher	2024
Michael O'Mara	2025
Elisa H. Allen	2026
Susan McCarthy	2027

Applicants:

Joe Marcklinger – new applicant

Zoning Board of Appeals Alternate

2 Seats Available, 1 Applicant

1 Seat Term Ends 2024

1 Seat Term Ends 2026

Current Alternate Committee Members:

Mark W. Poor	2023 – applied
VACANT	2024
Jim Mondani	2025

Applicants:

Mark W. Poor – incumbent

As of 6/23/2023 at 3:51:04 PM

TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT

For Appointment by the Select Board

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Jacob Tinkhauser **Home Phone:** 914-772-4496

Mailing Address: 54 Squam RD
Nantucket, MA 02554 **Alternate Phone:**

Email Address: jacob@tinkhauser.org **Date Submitted:** 5/18/23

REQUESTING APPOINTMENT TO: Agricultural Commission

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission?
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?

I'm interested in joining the Agricultural Commission as I'd like to see agriculture grow on Nantucket. I believe agriculture fills an important middle ground between development and open space conservation. Agricultural land provides a livelihood and high quality produce, while also providing environmental benefits.

I have not attended a meeting, as I'm not aware that the commission has been meeting. I would like to join to help restart the meetings, and I'm prepared to commit to the meeting schedule.

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

I'm a beginning commercial beekeeper, and I perform drone mapping for agriculture and conservation properties. I spend significant time gardening for recreation. I would like to revitalize the Agricultural Commision by talking with both Nantucket farmers about their needs and other Agricultural Commissions about their activities.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

  None

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

  No

RECEIVED
MAY 18 2023
NANTUCKET TOWN ADMINISTRATION

RECEIVED

MAY – 4 2023

NANTUCKET TOWN ADMINISTRATION

TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Select Board

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: ANTHONY G. BOUSCAREN **Home Phone:** 508 257 6253

Mailing Address: PO Box 7082 SIASCONSET MA 02564 **Work Phone:** 203 417 3380

Email Address: AGBOUSCAREN@GMAIL.COM **Date Submitted:** 3 MAY 23

REQUESTING RE-APPOINTMENT TO: Airport Commission

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?

I have attended 90% of meetings since 2013
After nearly 10 years on the Commission I have learned much about the business. As a former aviation attorney and commercial pilot I think I can be of good service to the Commission.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

35 years Aviation attorney
10 years experience on the Commission
EASY Transition to new airport manager.
Negotiated settlement of legal claim against the airport

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members. NO other

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

NO

Endorsed by the Select Board April 26, 2006.

RECEIVED
MAY 15 2023
NANTUCKET TOWN ADMINISTRATION

TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT

For Appointment by the Select Board

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Robert F. Currie **Home Phone:** 508.325.1956

Mailing Address: PO Box 449 Nantucket, MA 02554 **Alternate Phone:** 508.228.0618

Email Address: robert@cliffsidebeach.com **Date Submitted:** 05.15.2023

REQUESTING APPOINTMENT TO: AIRPORT COMMISSION

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission?
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?

I have never attended a meeting of the Airport Commission. Nantucket Memorial Airport is a critical gateway to the island. The continued smooth operation of the airport is very important to the town, local residents and visitors. The challenges facing the airport are very similar to the issues faced by the town. Some of the most important issues include employee housing, employee compensation and meeting the ever increasing demand, driven by population growth. I am prepared to commit to the meeting schedule. However, I do spend the winter in Colorado. I would be happy to return for critical meetings. If available as an option, I would join by Zoom during the winter months.

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

I have been actively involved in the management of our family business, Cliffside Beach Club, since graduating from The University of Denver's Graduate School of Busines with an MBA in finance (1978). I would bring an important prospective from the resort community, to the operation of the airport. While the airport serves many important functions, it is the first experience, that many of our visitors have of Nantucket. I am an instrument rated, private pilot and keep my airplane at the airport. Aviation has been a passion of mine for many years. I would like to bring my experience to the challenges facing the airport and serve as a positive voice for the community and fellow aviators.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

  I am not a member of any of the listed committees, agencies or non-profits. My daughter, Michele Currie is on the board of Sustainable Nantucket.

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

  No employement or compensation to me or my family by the Town of Nantucket

TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT

For Re-Appointment by the Board of Selectmen

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Arthur D. Gasbarro **Home Phone:** 508-825-5053

Mailing Address: 20 Mary Ann Drive **Work Phone:** 508-825-5053

Email Address: arthurg3@comcast.net **Date Submitted:** May 17, 2023

REQUESTING RE-APPOINTMENT TO: Airport Commission

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?

I very rarely miss a scheduled meeting. I have also attended numerous Manager and sub-committee meetings, as well as followed Select Board and Finance Committee meetings for Airport related matters. I would like to continue to serve in order to follow through on the projects that I have been involved with, including the creation of employee housing, a new master plan, terminal improvements, and the southwest ramp expansion.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission? ed

I contribute an engineering background and leadership skills to the Commission, as well as have worked to foster a positive working relationship with the Town. I have served as Vice-Chairman for most of my tenure, and currently as Chairman. I value my role as policy maker and overseer of the Airport Manager. As such, I consider my service an asset to the Town and our community, which is rewarding to me.

Potential Conflicts of Interest

- Please list any committees appointed by the Board of Selectmen, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

  I am the Chairman of the Traffic Safety Advisory Workgroup

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? No

Endorsed by the Board of Selectmen April 26, 2006.

RECEIVED
MAY 17 2023
NANTUCKET TOWN ADMINISTRATION

RECEIVED
MAY 16 2023
TOWN ADMINISTRATION

TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT

For Appointment by the Select Board

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Ann Smith **Home Phone:** (508) 228 - 9502

Mailing Address: 10 Milk Street, Nantucket **Alternate Phone:** (917) 207- 0254 cell

Email Address: mumpers1@gmail.com **Date Submitted:** May 16, 2023

REQUESTING APPOINTMENT TO: Board of Health

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission? *Yes, via Zoom and in person.*
- Why are you interested in this committee/board/commission? *See below.*
- Are you prepared to commit to the meeting schedule of the committee/board/commission? *Yes.*

As a nurse practitioner and nurse midwife (registered in MA and NY), the health of Nantucket residents is very important to me. I believe my experience and background would bring balance and another perspective to the BOH.

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

I am a nurse practitioner with a deep interest and knowledge of women's health and mental health. Until last year I was the President of Post Partum Support International, the leading international non-profit organization serving women with the challenges of post partum depression. I serve as advisor to the Cape and Islands Perinatal Wellness Alliance and do trainings for health professionals on their behalf.

I am very concerned about Nantucket's large under-served population. There are many ways the Board of Health can contribute to improving their health needs, both mental and physical, so that the entire Island benefits.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members. *Vice Chair, Fairwinds; Outreach Committee of St. Paul's Church (St. Paul's has arranged and delivered more than 80 dinners every Wednesday evening to residents in need of nutritional support). My husband, Phil, is on the Roads and ROW Committee, Vice Chair of the Harbor Plan Update Committee and a Board member of Community Sailing.*

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? *No.*

RECEIVED
MAY 19 2023
NANTUCKET TOWN ADMINISTRATION

TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT

For Appointment by the Select Board

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: MAUREEN MARKLINGER **Home Phone:** 310-893-4205

Mailing Address: 3 GROVE LANE **Alternate Phone:** _____

Email Address: MMARKLINGER@YAHOO.COM **Date Submitted:** 5/19/23

REQUESTING APPOINTMENT TO: BOARD OF HEALTH.

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission?
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

Maureen Marcklinger R.N. B.S. M.S
May 19, 2023

I have attended Board of Health meeting as a Board of Health Agent in Sherbourne, MA.

I am interested in serving because I believe my professional experience and educational experience would be a value to the Board of Health.

I am prepared to commit to the meeting schedule.

Experience.

I was a Nursing Professor for 25 years. A Visiting Nurse and Board of Health Agent, prior to that.

In addition to having a B.S. from Cornell and M.S. from Stoney Brook, I was a Registered Sanitarian.

I would hope to use my experience and training to help the community be a safer and healthier place, particularly concerning substance abuse.

Conflicts of Interest.

None

None

TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Select Board

RECEIVED
MAY 19 2023
TOWN ADMINISTRATION

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Meredith Lepore **Home Phone:** 508 685 2743

Mailing Address: 87 Skyline Drive **Work Phone:** 5/19/23

Email Address: Meri.lepore@gmail.com **Date Submitted:**

REQUESTING RE-APPOINTMENT TO: Board of Health

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

Endorsed by the Select Board April 26, 2006.

Meredith Lepore

Reason for Committee Interest

1. I have been a member for the past 3 years. I believe I have probably missed maybe 2-3 meetings. I have really enjoyed being in person and having the flexibility to be online. I believe I missed some meetings when I had twin newborns.
2. I have really enjoyed the past 3 years as a member of the board of health. My involvement with the board of health has given me a different perspective about all of the different health issues that affect our community.

Relevant Experience
I continue to work as a Family Nurse Practitioner at Addiction Solutions and as the elementary school nurse for the public schools. I have over 16 years working in health care. Being a member of the board of health as well as at the schools throughout the COVID-19 pandemic brought on a many new lessons.
I would like to continue to play an active role in the safety and health of our community.

Potential Conflicts of Interest
My husband is on the visitor services committee.

I am the school nurse at Nantucket Elementary School.

RICHARD J. HUSSEY

33 RIDGE LANE
NANTUCKET, MASSACHUSETTS 02554-1966

508-325-5604 ~ 917-885-0284 (CELL)

E-MAIL: RJHUSSEY@COMCAST.NET

RECEIVED
APR 24 2023
NANTUCKET TOWN ADMINISTRATION

April 23, 2023

Mrs. C. Elizabeth Gibson
Town Manager
Town of Nantucket
16 Broad Street
Nantucket, MA 02554

Dear Libby:

I am writing today to let you know that I will not be re-applying for membership on the Capital Program Committee.

It has been an honor and a privilege to serve the Town over these recent years, but I think the time is right for fresh eyes and a new perspective.

I have long marveled at your ability to consistently perform at a very high level under the most challenging and difficult circumstances, and I wish you much continued success.

Sincerely,

R. J. Hussey

Cc: Erika Mooney
Stephen Welch

TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT

For Appointment by the Select Board

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Howard Matz **Home Phone:** 917-543-6666

Mailing Address: 41 Chuck Hollow, PO BOX 356 , Sconset **Alternate Phone:**

Email Address: Hjmatz@gmail.com **Date Submitted:** 4/28/2023

REQUESTING APPOINTMENT TO: Capital Program Committee, Finance Committee, HDC Associate, Planning Board Alt

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission? Y
- Why are you interested in this committee/board/commission? Relevant experience .
- Are you prepared to commit to the meeting schedule of the committee/board/commission? Y

I have an extensive professional background and skill set. I believe that I can make a substantive contribution to the Town of Nantucket as a committee member.

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

My skills include: Municipal and corporate finance, infrastructure development and investment, commercial construction, contract negotiation, architecture and real estate development, and renewable energy investment.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

  N/A

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

  NO

RECEIVED
APR 28 2023
NANTUCKET TOWN ADMINISTRATION

RECEIVED
APR 28 2023
NANTUCKET TOWN ADMINISTRATION

Howard J. Matz
917-543-6666
hjmatz@gmail.com

SUMMARY

Highly regarded investment banking professional with extensive expertise in sourcing, structuring and executing acquisitions and arranging structured finance solutions representing in excess of $5 billion of capital. Primarily focused on contracted and merchant infrastructure, generation and renewable energy assets in investment grade and emerging markets. Proven capacity to uncover critical themes and issues and to implement effective solutions and risk mitigants while fostering consensus building among divergent interests of stakeholders. Extensive network of long standing relationships with strategic and institutional investors and lenders.

EXPERIENCE

AgroRefiner, LLC, *Co-Owner*: 2020 – Current

Led the start-up of one of the largest domestic CBD refining businesses in the U.S.

- Implemented the business program including process design, facility design and equipment selection,
- Managed build out of the processing facility.
- Responsible for procuring and maintaining all required local and state approvals and licenses.
- Assembled a highly qualified management team.

Derivee Capital Advisors, *Chief Investment Officer:* 2016 – Current

- Developing and investing in utility-scale power generation projects. Partnering with strategic and financial investors in the construction and operations phases of projects with long-term power purchase agreements and credit-worthy off-takers.
- Developed a crypto mining facility located in Upstate New York that is powered with hydroelectric generation.

Fieldstone Private Capital, *Managing Director:* 2012 – 2016

Investment banker for leading boutique advisory firm providing financial advisory services for independent power, renewable energy and infrastructure projects, including structuring and placement of associated structured debt and equity.

- Assisted developer in structuring and placement of late-stage development equity for a 750 MW gas-fired merchant generation facility located in southwest U.S.
- Advisor for consortium in the sale of a fully contracted 140 MW dual fuel fired generation facility.
- Advised strategic investor regarding structuring co-investment in a greenfield gas-fired generation facility located in northeast U.S.

56 Squared Partners LLC, *Principal:* 2010 – 2012

Consultant providing financial engineering solutions and strategy to sponsors and investors in energy and infrastructure related assets, including identifying and arranging equity and debt.

- Advised principals of a proposed investment fund targeting the acquisition of renewable generating assets on a business plan for the formation of a management company.
- Identified opportunities for a private debt fund providing capital to small and mid-sized, below investment grade companies.
- Proposed recapitalization options for expansion of existing assets and identified sources of equity and debt.
- Assisted private equity firm with indemnification and warranty claims related to acquired portfolio of renewable assets.
- Reviewed commercial arrangements for a pioneering renewable technology and advised on capitalization options.

Abatis Capital LLC, *Managing Director and Partner:* 2007 – 2010

Head of the Debt / Capital Markets team leading its efforts to invest in the U.S. infrastructure, energy, transportation and renewable markets. Engineered and arranged a broad array of structured finance products to leverage these investments.

- Played a principal role in the structuring, pricing and closing of the winning bid to purchase a 1,700 MW portfolio of generating capacity from ConEd Development.
- Successfully arranged a full underwriting of a multi-tranche credit facility totaling over $1 billion to support the ConEd acquisition, consisting of a senior secured loan facility, senior unsecured bridge financing and a Rule 144 high yield note issuance in the midst of the 2008 turbulent capital markets.
- Responsibilities also included investment analysis, support of AllCapital's greenfield development efforts, joint venturing with co-investors, negotiation of transaction related commercial arrangements including commodity and financial hedging products, ratings presentations, and credit documentation.

Hypo International, *Director:* 2003 – 2006

Senior finance officer at Hypo Real Estate Capital Corporation engaged in strategic planning, accounting, finance and asset management for a major commercial real estate finance company's $7 billion commercial real estate portfolio. Responsibilities included:

- Managed the acquisition and re-capitalization of a $5 billion real estate portfolio for this new real estate finance company.
- Identified and evaluated new business strategies.
- Established organizational infrastructure and financial controls.
- Implemented commercial banking arrangements including a working capital facility and deposit account structure.
- Stabilized and repositioned a 500,000 SF commercial office building, including the conversion of a portion of the building into condominiums.
- Marketed and structured sale of equity interest in a real estate joint venture to a strategic partner.

Covanta Energy Group, Inc., *Senior Vice President:* 1992 – 2003

Head of structured finance for a leading U.S. developer of large scale domestic and international infrastructure projects spearheading new acquisitions and arrangement of non-recourse project financing:

- Secured and syndicated non-recourse infrastructure project financing for both greenfield development and acquisition opportunities worldwide including emerging markets.
- Directed transaction teams for Covanta's worldwide execution of greenfield development and acquisitions including the privatization of Argentina's airport system operations, water and waste-water treatment facilities, and stadiums.
- Senior corporate finance officer central to all aspects of Covanta's restructuring, bankruptcy filing and reorganization efforts.

Sumitomo Bank, Ltd., *Vice President:* 1988 – 1992

Senior project finance marketing officer responsible for loan origination, structuring, underwriting and syndication of non-recourse financing. Additional responsibilities include asset management and cross-selling of other bank services and products.

EDUCATION

Master of Building Sciences and Bachelor of Architecture from Carnegie - Mellon

University, Pittsburgh, PA.

Previously held NASD Registered Representative License.

RECEIVED
MAY 17 2023
NANTUCKET TOWN ADMINISTRATION

TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Select Board

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Christy Lockhart **Home Phone:** —

Mailing Address: 8 West York Lane **Work Phone:** 508 397 9370

Email Address: chrystmck@hotmail.com **Date Submitted:** 5-17-23

REQUESTING RE-APPOINTMENT TO: Capital Committee

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?

• Since I joined the Committee, I have had very good attendance. I prefer meeting in person and pleased we have returned to that format.

• Over the past few years, I feel this Committee, its Members & its Mission has become refined & thorough. There is respect & camaraderie among the Members following good discussions. The Mission is important to me.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

• I've enjoyed 20 years of Town Committee appointments & have a good understanding of the Town's needs & Committees challenges.

• I am very active in meeting discussions & decisions. My approach is fair & reasonable. Always good argument to alter my opinions on the matters at hand. I respect our Committee's firm review process on each request.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members Coastal Resiliency Advisory Committee as CapCom Rep.

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? No.

Endorsed by the Select Board April 26, 2006.

TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Select Board

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: SCOTT D. MCIVER **Home Phone:** 508-498-0826

Mailing Address: P.O. BOX 2446 NANTUCKET, MA 02584 **Work Phone:** 508 228 3511

Email Address: scottym@nailpaleramic.com **Date Submitted:** 5/1/23

REQUESTING RE-APPOINTMENT TO: CEMETARY COMMISSION

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings? I AM AT EVERY MEETIN
- Why do you want to continue serving on the committee/board/commission?

I BELIEVE THAT WE HAVE MANY ONGOING PROJECTS THAT WILL HELP IMPROVE OUR CEMETERIES AND I WOULD LIKE TO BE A PART OF SHAPING THEM.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

I HAVE BROUGHT MY EXPERIENCE IN THE MONUMENT INDUSTRY WHICH HAS LED TO HELPFUL INSIGHTS THAT HAS BEEN BENEFICIAL TO THE CEMETERIES AND THE COMMISSION.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

  N/A

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? NO

Endorsed by the Select Board April 26, 2006.

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MAY - 1 2023
NANTUCKET TOWN ADMINISTRATION

TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT

For Appointment by the Select Board

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Doug Rose **Home Phone:** 610-999-4800 (mobile)

Mailing Address: 22 Fair Street, Nantucket, MA 02554 **Alternate Phone:**

Email Address: Chippersdad074@gmail.com **Date Submitted:** 5/15/23

REQUESTING APPOINTMENT TO: Coastal Resilience Advisory Committee (CRAC)

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission?
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?

I've attended CRAC meetings via zoom on a fairly regular basis, and followed the development of the Coastal Resilience Plan (CRP) with great interest. I believe CRAC's mission is among the most important and exciting of any in Nantucket town government, and applaud the hard work and productivity of this committee and the NRD staff supporting it. While I've never applied to serve on a Town committee/commission/board before, I've become increasingly engaged in community affairs in recent years, and would like to help advance the work of the CRAC team. I am ready/willing/able to commit to their meeting schedule; if selected, I would be honored to join that team, and would strive to be an active contributor.

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

I'm a retired marketing/data analytics/communications professional who likes to dig into the data before forming opinions. I have a special passion for making technical data understandable/accessible to laypeople. In the past I've encouraged the CRAC team to 1) prioritize projects that affect critical island infrastructure over those that pertain only to specific homes/neighborhoods, and 2) to consider additional hurricane preparedness/ recovery strategies as a part of the next iteration of the CRP. I agree with the guiding principles espoused in the CRP that resilience is not about fighting against natural forces, but adapting to them, and finding nature-based ways to preserve, restore and -- wherever possible -- enhance Nantucket in the process.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

I've not been a member of any Town boards, committees or commissions. My wife and I are annual contributors to AAN, NHA, NPT, NLC, NCH, the Thrift Shop, PASCON, NISHA, the Atheneum, Safe Place, and the Food Pantry.

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

None.

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MAY 15 2023
NANTUCKET TOWN ADMINISTRATION

Town and County of Nantucket
Select Board • County Commissioners

Jason Bridges, Chair
Matt Fee
Dawn E. Hill Holdgate
Malcolm W. MacNab
Brooke Mohr

16 Broad Street
Nantucket, Massachusetts 02554

Telephone (508) 228-7255
Facsimile (508) 228-7272
www.nantucket-ma.gov

C. Elizabeth Gibson
Town & County Manager

May 1, 2023

Mary Longacre
18 Polliwog Pond Road
Nantucket, MA 02554

Dear Mary:

Our records indicate that your term expires June 30, 2023 for your seat on the Coastal Resiliency Advisory Committee. If you are interested in being considered for re-appointment, please complete the attached "Committee Interest Form/Incumbent" and "Statement of Commitment" form and return them to Town Administration by email, or mail or drop off to Erika Mooney, Town Administration, 16 Broad Street, Nantucket, MA 02554 by **Friday, May 19, 2023 at 12:00 PM.** If you choose not to apply for re-appointment, please check the box at the bottom of this letter and return it to me by the methods listed above.

Please also note that you will have the opportunity to review your application with the Select Board on **Wednesday, June 7, 2023** at **5:30 pm** at the Public Safety Facility Community Room at 4 Fairgrounds Road or by remote participation via Zoom Webinar. Committee appointments are scheduled for June 28, 2023. If you have any questions or would like further information, please call (508) 228-7266 or email me at emooney@nantucket-ma.gov. Thank you.

Sincerely,

Erika Mooney
Operations Administrator

Attachment

☒ I do not intend to apply for reappointment.

Mary Longacre
Signature

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MAY 16 2023
NANTUCKET TOWN ADMINISTRATION

TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT

For Appointment by the Select Board

RECEIVED
MAY 2 2023
NANTUCKET TOWN ADMINISTRATION

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: TIM BRAINE **Home Phone:** 917 674 7292

Mailing Address: PO BOX 103 **Alternate Phone:**

Email Address: TIMBRAINE@GMAIL.COM **Date Submitted:** 5/2/2023

REQUESTING APPOINTMENT TO: CONSERVATION COMMISSION

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission? YES
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission? YES

↳ INTERESTED IN ISLAND PROTECTION, SEA LEVEL RISE ISSUES

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

I'M A QUICK STUDY WHEN IT COMES TO TECHNICAL AND SCIENTIFIC INFORMATION. I'M PRETTY DIPLOMATIC AND FAIR-MINDED.
I'M HOPING TO MAKE A CONTRIBUTION TO THE WELFARE OF THE ISLAND AS IT FACES FURTHER DEVELOPMENT IN THE FACE OF SEA LEVEL RISE.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? NO

TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Select Board

RECEIVED
MAY 8 2023
NANTUCKET TOWN ADMINISTRATION

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: C. Marshall Beale **Home Phone:** 508 228 5422

Mailing Address: 9 Sherburne Commons 02554 new address 5/16/2023 **Work Phone:** 617 733 1776 (cell)

Email Address: cmarshall291@me.com **Date Submitted:** 5/8/2023

REQUESTING RE-APPOINTMENT TO: Conservation Committee

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?

my attendance has been very good. I've missed 2 ± meetings in three years. I now have a working knowledge of both the Nantucket Wetlands Regulations and the State DEA regs. I've enjoyed the challenge of working with applcants and at the same time protecting our wetlands

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

Knowledge of regulations and many years of service to the Town (ZBA 8yrs, Planning Board 12 yrs, ConCom 3 yrs). I've helped our Commission by combining what works for an applicant and what's best for the Town.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

NHA (Historical) Education Committee, St Paul's Church Finance Committee

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

No

Endorsed by the Select Board April 26, 2006.

TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT

For Re-Appointment by the Select Board

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MAY 19 2023
NANTUCKET TOWN ADMINISTRATION

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Ashley Erisman **Home Phone:** 508-265-2717

Mailing Address: 10 Pochick Ave., Nantucket, MA 02554 **Work Phone:**

Email Address: ashley.erisman@gmail.com **Date Submitted:** May 18, 2023

REQUESTING RE-APPOINTMENT TO: Conservation Commission

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?

I have been committed to the Conservation Commission schedule over the past nine years. I believe I have only missed five meetings during that time. I would like to continue on the Commission, because I feel it is a valuable way to volunteer my time and my experience to serve Nantucket.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

I bring nine years of experience serving on the Conservation Commission. I have served as Chairperson for the past four years, and I run meetings efficiently. I am a good leader, and I am patient. Growing up on Nantucket gives me great insight into the unique and dynamic environment. My masters coursework has given me background knowledge in wetland ecosystems, and it included classes titled: "Wetlands", "Advanced Ecology", "Saving Our Estuaries-Resources, Regulations and Recovery", "Introduction to Hydrology", "Field Botany", and "Planning for Land Conservation". I have participated thoughtfully in years worth of Notices of Intent, Enforcements, and discussion items, and I believe my dedication has helped the Commission successfully uphold the Massachusetts Wetlands Protection Act and Nantucket's Bylaw.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

I am currently employed by the Town of Nantucket. I work for Nantucket Public Schools as a high school science teacher.

Endorsed by the Select Board April 26, 2006.

TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT

For Appointment by the Select Board
Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

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MAY 19 2023
NANTUCKET TOWN ADMINISTRATION

Name: Bertram "Bo" Wilson, III ***Home Phone:*** 508-325-2025

Address: PO Box 2615, Nantucket, MA 02584 ***Alternate Phone:***

Email Address: bo@wilsoncompanybuilding.com ***Date Submitted:*** 05/19/2023

REQUESTING APPOINTMENT TO: Conservation Commission

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission? **Yes, both in person and through Zoom**

- Why are you interested in this committee/board/commission? **I have been interested in conservation issues for many years particularly when it is related to a project that I have worked on with wetlands and natural heritage issues. I feel at this point, after 40 plus years here working in the trades, I have the time and the drive to contribute to the Con Com. It is a very important entity in ensuring that the wetlands protection act is enforced using common sense while working cooperatively with applicants and the Town. I want to give back to the community that has given me so much.**

- Are you prepared to commit to the meeting schedule of the committee/board/commission? **Yes**

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
  An experienced perspective, a deep understanding of the role any Commission must play on Nantucket, ability to see the whole pictures with fairness, no personal agenda on any project that is before the Con Com currently and experience owning my own successful business.

- What would you hope to accomplish on the committee/board/commission?
  A fair and reasoned consideration of Con Com matters is critical and appears to be at times lacking currently. It is important to behave appropriately and consideration of matters within the Commission's jurisdiction needs to be done without outside influences, without personal bias or pre-prejudice. I will use my extensive experience with other permit granting boards and commissions. I do not bring any hidden agenda to the deliberations nor am I a member of any advocacy group that would impact any decision I would make. I understand the Commission's mission is to work within the state mandated rules and regs and render support for conservation efforts in a fair and reasoned manner.

Potential Conflicts of Interest

- Please list any committees appointed by the Board of Selectmen, local agencies or non-profit organizations of which you or a member of your immediate family are current members.
  Nantucket Anglers Club, Nantucket Hunting Association
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? **No**

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MAY 19 2023
NANTUCKET TOWN ADMINISTRATION

TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT
For Appointment by the Town Manager

Please return this form to the Town Administration offices by the advertised due date.

Name: MARCIA BROWNE **Home Phone:** 617-939-4139

Mailing Address: 16 CIRCUIT RD CHESTNUT HILL, MA 02467 **Alternate Phone:**

Email Address: MBROWNE@MGH.HARVARD.EDU **Date Submitted:** 5/19/23

REQUESTING APPOINTMENT TO: Conservation committee

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission? - NO
- Why are you interested in this committee/board/commission? below
- Are you prepared to commit to the meeting schedule of the committee/board/commission? - yes

I am interested in Con Com because I wish to give back to Nantucket in some way, particularly in the area of conservation.

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

- I am trained in science (I'm a medical oncologist) + can analyze data to help make complex decisions.
- I hope to be objective + help solve issues that Nantucket faces.

Potential Conflicts of Interest

- Please list any committees appointed by the Board of Selectmen or the Town Manager, local agencies or non-profit organizations of which you or a member of your immediate family are current members. none

(I applied for the Con Com 2021 + 2022 but not appointed.)

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? NO

TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT

For Re-Appointment by the Select Board

Please return form to the Town Administration offices by the advertised due date.
Call for date of Public Hearing for applications review or refer to the Public Notice.

Name: Linda Willilams ***Home Phone:*** 508-221-0432

Mailing Address: PO Box 1446, Nantucket, MA 02554 ***Work Phone:***

Email Address: ackczarina1@gmail.com ***Date Submitted:*** 5/16/2023

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NANTUCKET TOWN ADMINISTRATION

REQUESTING RE-APPOINTMENT TO:

Contract Review Committee

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?

Regular Attendance. I find the work the Committee does to be very rewarding and the grants have a big impact on the health and wellbeing of the community. With the funding of the $175,000 at this year's town meeting that is dedicated to youth substance issues for the ages of 0-25, our work will be even more impactful. We have a really dedicated group of volunteers on the Committee and would like to continue making a difference and working in the human services venue.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

I have been involved in the human services area for over 30 years. I was on the Commission on Disability, Human Services Committee, was an EMT, AIDS buddy and Hospice volunteer, original member of Safe Place; I am currently on the Council on Aging and CRC. I bring a great deal of experience to the table as well as knowledge of the human/health service providers on Nantucket that the CRC works with. We have a very Dedicated chairman in Dorothy Hertz who keeps us organized and productive.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members. **(See attached)**
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? **No, I am retired from the Town.**

Name: Linda Finney Williams
Children: Aryn (45), Smith College/Masters in Environmental Law Policy/Doctorate in Environmental Science, Adelaide, Australia; Colin (37) former US Marine, formerly stationed in Afghanistan, married with four children; Evan (26) graduated from Nantucket High School; had five foster children, three continue to be family members.
Years on Nantucket: 50 year-round, 18 years summers prior to that
Education: Six years girl's prep school, Memphis, TN and Montclair, NJ; One year at Connecticut College; some extension courses in early childhood development, bookkeeping, law.
Languages: Working knowledge of Spanish, can read to some extent French, Portuguese, Italian
Recent Work Experience: Former Nantucket Zoning Board of Appeals Administrator/staff member 1983-2007 (retired); Office administrator for *Nantucket Independent* newspaper 2009-2010; reporter for 21years of features and sports articles; independent land use/permit consulting business 2007-present.
Current Volunteer Experience:
Nantucket Housing Authority (elected); Community Preservation Committee vice-chairman; Conservation Commission; event organizer for the Annual Beach Volleyball Day tournament (now in 35th year) to benefit Nantucket Food Pantry; Council on Aging; Contract Review Committee; various volunteer activities – Holidays for Heroes, Summer Grove at the Boys & Girls Club, Nantucket Comedy Fest, House Manager, etc.
Past Volunteer Experience:
Planning Board Member-chair (elected); Affordable Housing Trust Fund; Nantucket Planning & Economic Development Commission; Historic District Commission - chair (elected); chairman of Surfside Area Planning Committee; chairman Naushop Crossing Area Plan Workgroup; chairman of Brant Point Area Plan Workgroup; Building Committee – new elementary school and addition to middle school; Bicycle and Pedestrian Advisory Committee; Nantucket Big Brothers Big Sisters (president); NFD EMT; volunteer for Nantucket AIDS Network/AIDS buddy; Hospice volunteer; A Safe Place volunteer/facilitator/safe house/hotline; Executive Board, coach and certified umpire for Nantucket Little League/public schools; volunteer and coach for Nantucket Boys and Girls Club basketball and their annual fund raising events; certified coach/soccer referee/Recreation Director for the Nantucket Student Soccer Association as well as Executive Board Member; 32-year volunteer in the Nantucket Public School system; Sherburne Commons Board of Directors (assisted/independent living complex); Downtown Partnership Executive Board; Board Member Habitat for Humanity; secretary for Nantucket Restaurant Association and Nantucket Lodging Association; advisory member Nantucket Human Services Center project; Special Services coordinator for Circus Flora to benefit the Atheneum, Boston Pops on Nantucket, Nantucket Air Show; general volunteer staff of Nantucket AIDS Benefit, Nantucket Comedy Festival, Nantucket Triathlon, Nantucket Boys and Girls Club Event Under the Tent, Nantucket Demolition Derby, A Safe Place, Holidays for Heroes; Board of Directors Sherburne Commons.
Zoning Board of Appeals member 16 years (past chairman/vice-chairman); Council on Human Services; Contract Review Committee; Town Scholarship Committee (past chairman); Commission on Disability (past chairman); High School/Middle School/Elementary School Councils; School Budget Advisory Committee; Nantucket High School Drug Task Force; Traffic Safety Committee; Beach Management Committee; Capital Improvements Committee/Capital Program Committee; Nantucket Arts Lottery Committee; Surfside Area Plan Work Group; Tom Nevers Area Plan Work Group; Visitors Services Committee; Harbor Plan Work Group; Comprehensive Plan Steering Committee (elected); Nantucket Charter Commission (elected); Board of Directors for Nantucket Human Services Center; Nantucket Regional Transportation Consumer Advisory Committee (appointed, chairman); Government Study Committee; Madaket Advisory Committee;

TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Select Board

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Rocky Fox **Home Phone:** 508-360-4948

Mailing Address: 12 Bailey RD **Work Phone:**

Email Address: rocky1522@gmail.com **Date Submitted:** 5/2

REQUESTING RE-APPOINTMENT TO: Council on Aging

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?

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I have attendes one meeting.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

I have been a volunteer for Elder Services (Meals on Wheels) for over 25 years. I'm a member of PASCON. I've shoveled snow for the elder for 20+ years. Was named Elder Volunteer of the for Cape Cod & the Islands

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

I'm on the School Committee. I'm also on the Commission on Disability

Endorsed by the Select Board April 26, 2006.

TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT

For Appointment by the Select Board

RECEIVED
MAY 8 2023
NANTUCKET TOWN ADMINISTRATION

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Mary Anne Easley **Home Phone:** 508-325-5488

Mailing Address: 57 West Chester Street **Alternate Phone:** 508-361-3015 (cell)

Email Address: mae27ack@gmail.com **Date Submitted:** 04/24/2023

REQUESTING APPOINTMENT TO: Council on Aging

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission?
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?

I have served 2 terms on the COA, the last 2 years as chair. As a senior citizen, I am keenly interested in addressing the needs of the island's senior population. I'm prepared to commit to the meeting schedule.

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission? In the last 2 years, I successfully applied for 2 state grants ($7500 each) to help Nantucket seniors. One was to recognize senior caregivers, especially stressed by the pandemic, with $200 gift certificates to island vendors. The second, which is ongoing, provides installation of safety modifications, such as grab bars & railings, in seniors' homes. I hope to continue to understand the evolving needs of Nantucket seniors & explore effective ways to address them.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.
  - Elder Services of Cape Cod & the Islands (ESCCI)
  - Nantucket Atheneum
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? No

---

From: Nancy Swain
To: Erika Mooney
Subject: NCOA APPT.
Date: Thursday, May 11, 2023 1:46:30 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Erika,

I am notifying you today, May 11, 2023, that I am asking you to remove my name from the potential applicants for NCOA.

Thank You for your time and attention to this matter, and I will look forward to a confirmation of this from you.

Nancy Swain
swaincottages@yahoo.com
508-901-1106

This email was scanned by Bitdefender

TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT

For Re-Appointment by the Select Board

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Michael Kopko **Home Phone:** 508-325-2174

Mailing Address: 5 N Water St, Nantucket, MA 02554 **Work Phone:**

Email Address: michael@whiteherontheatre.org **Date Submitted:** 5/1/2023

REQUESTING RE-APPOINTMENT TO: Nantucket Cultural Council

Reasons for Committee Interest

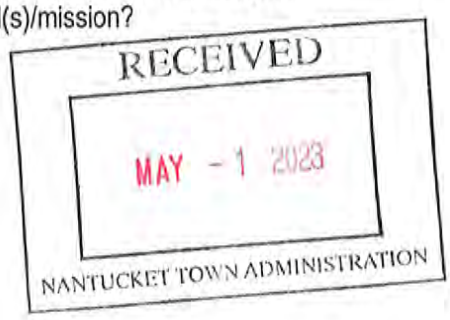
- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?

I have attended over 90% of meetings.
I would like to continue to help the commission grow.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

I work for a non-profit cultural organization.
I currently serve as the Council's treasurer.



Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

  I work for a non-profit cultural organization, and recuse myself from discussions and actions concerning by employer.

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

  No.

Endorsed by the Select Board April 26, 2006.

TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT

For Re-Appointment by the Select Board

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Emma Young

Home Phone: 508-221-1523

Mailing Address: 21 High Brush Path

Work Phone:

Email Address: earaxieyoung@gmail.com

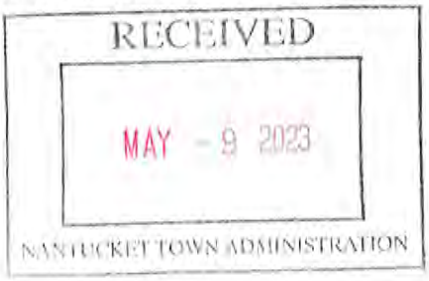
Date Submitted: 5/9/23

REQUESTING RE-APPOINTMENT TO: Nantucket Cultural Council

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?

I would like to continue the work I have helped with for the past 5 years, specifically making the grant process more seamless and transparent within the council and the public



Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight? • How do you feel you have helped the committee/board/commission in its goal(s)/mission?

I have brought a level of organization and commitment as well as knowledge of the arts & cultural events of Nantucket. I have helped the council by running meetings and encouraging more consistency with meetings

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

None. However I would like to make it clear that I can only serve for 1 more year, as the Mass Cultural Council has a limit of 6 consecutive years on the local council. Due to an appointment to fill an empty seat, I have already served 5 years.

Endorsed by the Select Board April 26, 2006.

5 Pinkham Circle
Nantucket, MA 02554
April 21, 2023

VIA EMAIL

Mr. Jason Bridges, Chair
Nantucket Select Board
Town of Nantucket
16 Broad Street
Nantucket, MA 02554

Dear Jason,

My term as a member of the Finance Committee expires at the end of this fiscal year. I do not wish to be re-appointed.

I have truly enjoyed the past nine years on the FinCom. It was rewarding to work with the Select Board, Libby Gibson, Brian Turbitt, numerous other Town employees and committee members, and, finally, my fellow members of the Finance Committee, especially our Chair, Denice Kronau. It has been my honor to participate and serve the Town and its citizens.

Sincerely,

Joseph T. Grause, Jr.

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APR 21 2023
NANTUCKET TOWN ADMINISTRATION

TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT

For Appointment by the Select Board

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Howard Matz **Home Phone:** 917-543-6666

Mailing Address: 41 Chuck Hollow, PO BOX 356 , Sconset **Alternate Phone:**

Email Address: Hjmatz@gmail.com **Date Submitted:** 4/28/2023

REQUESTING APPOINTMENT TO: Capital Program Committee, Finance Committee, HDC Associate, Planning Board Alt

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission? Y
- Why are you interested in this committee/board/commission? Relevant experience .
- Are you prepared to commit to the meeting schedule of the committee/board/commission? Y

I have an extensive professional background and skill set. I believe that I can make a substantive contribution to the Town of Nantucket as a committee member.

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

My skills include: Municipal and corporate finance, infrastructure development and investment, commercial construction, contract negotiation, architecture and real estate development, and renewable energy investment.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

  N/A

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

  NO

RECEIVED
APR 28 2023
NANTUCKET TOWN ADMINISTRATION

RECEIVED
APR 28 2023
NANTUCKET TOWN ADMINISTRATION

Howard J. Matz
917-543-6666
hjmatz@gmail.com

SUMMARY

Highly regarded investment banking professional with extensive expertise in sourcing, structuring and executing acquisitions and arranging structured finance solutions representing in excess of $5 billion of capital. Primarily focused on contracted and merchant infrastructure, generation and renewable energy assets in investment grade and emerging markets. Proven capacity to uncover critical themes and issues and to implement effective solutions and risk mitigants while fostering consensus building among divergent interests of stakeholders. Extensive network of long standing relationships with strategic and institutional investors and lenders.

EXPERIENCE

AgroRefiner, LLC, *Co-Owner*: 2020 – Current

Led the start-up of one of the largest domestic CBD refining businesses in the U.S.

- Implemented the business program including process design, facility design and equipment selection,
- Managed build out of the processing facility.
- Responsible for procuring and maintaining all required local and state approvals and licenses.
- Assembled a highly qualified management team.

Derivee Capital Advisors, *Chief Investment Officer:* 2016 – Current

- Developing and investing in utility-scale power generation projects. Partnering with strategic and financial investors in the construction and operations phases of projects with long-term power purchase agreements and credit-worthy off-takers.
- Developed a crypto mining facility located in Upstate New York that is powered with hydroelectric generation.

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Investment banker for leading boutique advisory firm providing financial advisory services for independent power, renewable energy and infrastructure projects, including structuring and placement of associated structured debt and equity.

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Consultant providing financial engineering solutions and strategy to sponsors and investors in energy and infrastructure related assets, including identifying and arranging equity and debt.

- Advised principals of a proposed investment fund targeting the acquisition of renewable generating assets on a business plan for the formation of a management company.
- Identified opportunities for a private debt fund providing capital to small and mid-sized, below investment grade companies.
- Proposed recapitalization options for expansion of existing assets and identified sources of equity and debt.
- Assisted private equity firm with indemnification and warranty claims related to acquired portfolio of renewable assets.
- Reviewed commercial arrangements for a pioneering renewable technology and advised on capitalization options.

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Head of the Debt / Capital Markets team leading its efforts to invest in the U.S. infrastructure, energy, transportation and renewable markets. Engineered and arranged a broad array of structured finance products to leverage these investments.

- Played a principal role in the structuring, pricing and closing of the winning bid to purchase a 1,700 MW portfolio of generating capacity from ConEd Development.
- Successfully arranged a full underwriting of a multi-tranche credit facility totaling over $1 billion to support the ConEd acquisition, consisting of a senior secured loan facility, senior unsecured bridge financing and a Rule 144 high yield note issuance in the midst of the 2008 turbulent capital markets.
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Senior finance officer at Hypo Real Estate Capital Corporation engaged in strategic planning, accounting, finance and asset management for a major commercial real estate finance company's $7 billion commercial real estate portfolio. Responsibilities included:

- Managed the acquisition and re-capitalization of a $5 billion real estate portfolio for this new real estate finance company.
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Covanta Energy Group, Inc., *Senior Vice President:* 1992 – 2003

Head of structured finance for a leading U.S. developer of large scale domestic and international infrastructure projects spearheading new acquisitions and arrangement of non-recourse project financing:

- Secured and syndicated non-recourse infrastructure project financing for both greenfield development and acquisition opportunities worldwide including emerging markets.
- Directed transaction teams for Covanta's worldwide execution of greenfield development and acquisitions including the privatization of Argentina's airport system operations, water and waste-water treatment facilities, and stadiums.
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Sumitomo Bank, Ltd., *Vice President:* 1988 – 1992

Senior project finance marketing officer responsible for loan origination, structuring, underwriting and syndication of non-recourse financing. Additional responsibilities include asset management and cross-selling of other bank services and products.

EDUCATION

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University, Pittsburgh, PA.

Previously held NASD Registered Representative License.

TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT
For Appointment by the Select Board

RECEIVED
JUL - 6 2022
NANTUCKET TOWN ADMINISTRATION

Please return this form to the Town Administration offices by the advertised due date.
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Name: JOSEPH H. WRIGHT **Home Phone:** 508 2576712

Mailing Address: P.O. BOX 475 15 CLIFTON ST SIASCONSET MA. 02564 **Alternate Phone:** 508 6170764

Email Address: JHW3@ME.COM **Date Submitted:** JULY 6, 2022

REQUESTING APPOINTMENT TO: NANTUCKET FINANCE COMMITTEE

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission? NO
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission? YES

I AM A RETIRED FINANCIAL EXECUTIVE
I AM CURRENTLY TREASURER OF SIASCONSET UNION CHAPEL AND A DIRECTOR OF THE COMMUNITY FOUNDATION FOR NANTUCKET

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

SEE ATTACHED CV - SOME ANCIENT HISTORY BUT MY BRAIN STILL WORKS!
HAVE BEEN COMING TO ACK SINCE 1948. MY HOME SINCE OCTOBER 2021. I CARE ABOUT THIS PLACE

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.
  DAUGHTER AMANDA WRIGHT, FAIRWINDS CLINICAL DIRECTOR, ON HEALTH & HUMAN SERVICES
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? NO! WE CONTRIBUTE TO THE TOWN TAX ROLLS!

RECEIVED
Asked for last year's Submittal
MAY - 8 2023
to be resubmitted
NANTUCKET TOWN ADMINISTRATION

PROFILE

- An experienced Corporate Director who has served as non-executive Chairman (O&Y REIT, BFI Canada Inc. and Hollinger Inc.), Chairman of a Special Committee during a take-over (RealFund and O&Y REIT), and Chairman/Member of Pension, Audit, Governance, Compensation and Investment Committees.

- Corporate Finance professional with extensive expertise managing and transacting in investment and corporate banking in Canada, the U.S. and Switzerland.

PROFESSIONAL EXPERIENCE

CORPORATE DIRECTOR **MAR. 2001 - PRESENT**
(See Listing Last Page)

CROSBIE & COMPANY INC. **1997 – FEB. 2001**
Managing Partner

- Crosbie and Company is a specialty investment banking firm which has a 20-year history of providing M&A, valuation and financing advice to mid-sized mostly private companies.

SWISS BANK CORPORATION (CANADA) **1995 – 1997**
President & CEO

- Directed the operations of Swiss Bank in Canada during a period when a 50% interest in Bunting Warburg was acquired and the activities of the wealth management business were moved from the Bank to a newly-established trust company vehicle.

- Oversaw the integration of the Bank's Canadian corporate finance business into Bunting Warburg Inc. and the wind down of the corporate lending business.

BURNS FRY LIMITED
Vice-Chairman & Director **1986 – 1994**

- Originated, staffed and directed Burns Fry's restructuring practice which provided financial advisory and transactional services to companies which had lost their access to capital markets. This practice produced revenues in excess of $40 million from 1990 through to 1994.

- Orchestrated presentations to win and directed the execution of 32 major restructuring assignments such as Campeau, Carma, Olympia and York, Algoma, Magna, PWA, Royal Trust, Sceptre Resources and Cadillac Fairview. Burns Fry's clients in these assignments included the Federal and Provincial governments, shareholders, creditors and creditor groups, independent committees of boards of directors and debtors.

- Managed Burns Fry's relationships and provided advice and transactional services at the Board, CEO and CFO levels of some of Canada's largest companies and corporate groups including Olympia and York, Edper, Canadian Pacific, Northern Telecom, Loblaw and Avenor.

- Won mandates for Burns Fry and oversaw the execution of two of the largest Canadian initial public offerings: Pacific Forest Inc. and St. Laurent Paperboard Inc.

CITICORP/CITIBANK NA **1964 – 1986**

CITIBANK CANADA
Vice-President and Director (1975 – 1986)

- Second in command of the team which made Citibank Canada by far the dominant foreign bank in Canada and took it from a loss position in 1981 to the fourth most profitable country of Citicorp/Citibank globally in 1985.

Group Head, Resource and Institutional Banking Group (1980 – 1986)

- Established a corporate bank that became the leader in Canada for innovative financing and risk management solutions to oil and gas and metals and mining industry corporate financing problems.

Group Head, World Corporation Group (1975 – 1980)

CITIBANK SWITZERLAND, GENEVA (1969 – 1972)

CITIBANK NA, NEW YORK, NY (1972 – 1975) and (1964 – 1969)

EDUCATION

BA History, Magna Cum Laude
Princeton University, Princeton, NJ - 1964

CURRENT PROFESSIONAL ASSOCIATIONS

Member Board of Directors:
BFI Canada Inc. (Chairman); ROC Pref. Corp.;
Chairman, Connor Clark & Lunn Investment Review Committee;
CC&L Focused Global Fund

Board of Advisors: CC&L Tigers Trust;

Not for Profit Activities: Centre for Addiction & Mental Health Foundation

FORMER PROFESSIONAL ASSOCIATIONS

Director of Loblaw Company Limited; President's Choice Bank; Outdoor Partner Media; CallNet Enterprises Inc.; HIP Interactive Inc.; St. Laurent Paperboard; Fantom Technologies Inc.; Non-Executive Chairman of Hollinger Inc.; Alert Care Corporation, and Trustee and Chairman O&Y REIT, Trustee Chartwell Seniors Housing REIT, and RealFund Real Estate Investment Trust

CLUBS

Caledon Mountain Trout Club, Caledon, Ontario
Siasconset Casino, Siasconset, Massachusetts
Nantucket Anglers Club

INTERESTS

Hiking and canoeing, fishing, fitness

CITIZENSHIP

Dual U.S. and Canadian

LANGUAGES

French – working knowledge

continued...

From: Joe Plandowski
To: Erika Mooney
Subject: Joe Plandowski
Date: Thursday, June 15, 2023 7:40:41 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Erika:
I was on-line listening to the Select Board meeting last evening when I heard that no one is allowed on another town committee if they are on the Finance Committee. If true, my application needs to be removed from consideration for the Finance Committee. I'm disappointed and wished I had known that wrinkle in the rules when I applied weeks ago. I wasted your time and that of the Select Board for which I apologize.

I wish to remain on the Cannabis Advisory Committee and the Conservation Commission.

Nevertheless, if not too late, can my application for the Finance Committee be moved to applying for an open position on the Capital Program Committee?
Thanks,
Joe Plandowski
847-840-3077

This email was scanned by Bitdefender

TOWN OF NANTUCKET
FINANCE COMMITTEE INTEREST FORM

For Appointment by the Select Board

RECEIVED
MAY 18 2023
TOWN ADMINISTRATION

Please return this form to the Town Administration offices by the advertised due date.
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Name: Rob Giacchetti **Home Phone:** 617 470 1696

Mailing Address: 26 Goldfinch Dr **Alternate Phone:** —

Email Address: rob@avanti-group.com **Date Submitted:** 18 May 2023

REQUESTING APPOINTMENT TO **FINANCE COMMITTEE**
(No member of the Finance Committee shall be a Town or County officer or directly interested in the expenditures of the Town's appropriations (Nantucket Code Chapter 11-1).

Reasons for Committee Interest

- Why are you interested in being on the Finance Committee?

Primarily to make a contribution to the town. I feel that my background gives me a perspective that would be a positive contribution to the Committee.

Relevant Experience

- What experience, skills or insight would you bring to the Finance Committee?
- What would you hope to accomplish on the Finance Committee?

I have a degree in Finance and have started and managed several successful businesses. I have school aged children and my older son went through NHS. I've been a full-time resident since 2016, and before that was both a seasonal and a part-time year round resident. I've run two businesses on the island - I would hope to ⟹

Ability to Participate

- Are you prepared to commit to the meeting schedule of the Finance Committee? Yes
- Have you attended meetings of the Finance Committee and if so how many/how often?

I have watched prior meetings on YouTube to understand the nature of the Committee's meetings.

Potential Conflicts

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

My wife Susan McCarthy is a member of the ZBA

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? No

→ offer meaningful contributions to the Committee's discussions, leading to sensible recommendations.

TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT
For Appointment by the Select Board

Please return this form to the Town Administration offices by the advertised due date.
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Name: Denice Kronau **Home Phone:** 508 332-9781

Mailing Address: 5 old Quidnet Milk Rte. Nantucket, MA 02554 **Alternate Phone:**

Email Address: denice.kronau@gmail.com **Date Submitted:** 5/19/23

REQUESTING APPOINTMENT TO: Finance Committee

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission?
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?

- see attachment

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

- see attachment

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

  NONE

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

  NO

RECEIVED
MAY 18 2023
NANTUCKET TOWN ADMINISTRATION

Denice Kronau
Finance Committee (FinCom)
18 May 2023

Reason for Committee Interest

- As a former chief financial officer, I am interested in the finances of our community and believe that serving on FinCom is a good way to give back.
- "Numbers tell a story."
- Yes, as per my past performance, I am prepared to commit the necessary time for FinCom and would like to serve for 3 more years.
- I have served on the Finance Committee since July 2017 and have been Chair since December 2019.

Relevant Experience

Experience, Skills, Insights

- Former CFO of Siemens Healthcare Diagnostics and Siemens US, both multi-billion $ businesses.
- Former head of Audit for Diageo, PLC.
- I have also been the CEO of 2 businesses that had to be turned around from losing money to profitability through hiring and motivating a high performing team, setting a clear strategy, identifying and executing transformational projects and being fully accountable for the results.

Hope to Accomplish

- I would like to continue my active civic outreach to citizens who propose warrant articles.
- By effectively planning and managing FinCom meetings, I would like to ensure that each article that requires a FinCom recommendation is given its due process and thoughtful review, considering all stakeholders' points-of-view.
- I would like to continue the strong collaboration FinCom has built with the other boards, committees, and commissions, as well as with Town Administration. "We're all on the same team."

RECEIVED
MAY 19 2023
NANTUCKET TOWN ADMINISTRATION

TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Select Board

Please return this form to the Town Administration offices by the advertised due date.
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Name: Joanna Roche **Home Phone:** 413-441-4531
Mailing Address: PO Box 3772 Nantucket MA, 02554 **Work Phone:**
Email Address: jroche@mariamitchell.org **Date Submitted:** 5/19/23

REQUESTING RE-APPOINTMENT TO: FINANCE COMMITTEE

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?

I rarely miss meetings of the FINCOM. I serve as the FINCOM rep on the CRC for the past two years + I have really enjoyed that. The work we do on FINCOM is very valuable to the comittee + its an honor to serve.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

I have experience in leadership + financial management and good community perspective as a working mom of two boys. I understand how town government works + the challenges we face as a community, and I am not afraid to ask questions + propose ideas.

Potential Conflicts of Interest

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Executive Director of Maria Mitchell Association

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

NO

Endorsed by the Select Board April 26, 2006.

Mar 22, 2023

To: Town of Nantucket:

TOWN CLERK
2023 MAR 22 PM 3:05

I am advising the town of Nantucket that I am resigning my position as a member of the Nantucket Harbor and Shellfish Advisory Board. I have informed the Chairman Andrew Lowell, of my decision. The Chairman and Peter Brace are doing an excellent job as Board Members, in working with Tara Riley and the Harbormaster in all aspects of maintaining the health of the Harbor and the Nantucket Fisheries. My commitment to developing a new hedge fund and concentrating on music do not leave me enough time to devote tho the Harbor + Shellfish Advisory Board.

Sincerely Stephen C. MacLeod Payer

SC Payer

SECTION 1. The office of superintendent of parks and playgrounds and the office of superintendent of cemeteries in the city of Taunton shall be exempt from the provisions of chapter thirty-one of the General Laws.

SECTION 2. The provisions of section one of this act shall not impair the civil service status of any person holding civil service status in either of the aforementioned offices on the effective date of this act.

SECTION 3. This act shall take effect upon its passage.

Approved June 13, 1979.

Chap. 270. AN ACT PROVIDING FOR THE FILLING OF VACANCIES ON THE HARBOR AND SHELLFISH ADVISORY BOARD OF THE TOWN OF NANTUCKET.

Be it enacted, etc., as follows:

SECTION 1. The first paragraph of chapter 465 of the acts of 1976 is hereby amended by adding the following sentence:- If there is a vacancy on the board, the board of selectmen of said town shall appoint a person to fill such vacancy for the remainder of the unexpired term.

SECTION 2. This act shall take effect upon its passage.

Approved June 13, 1979.

Chap. 271. AN ACT FURTHER REGULATING THE DISCLOSURE OF CONSUMER CREDIT COSTS AND TERMS.

Whereas, The deferred operation of this act would tend to defeat its purpose, which is to immediately regulate the disclosure of consumer credit costs and terms, and to insure the continued conformity of the consumer credit laws of the commonwealth with federal law and regulations, therefore it is hereby declared to be an emergency law, necessary for the immediate preservation of the public convenience.

Be it enacted, etc., as follows:

SECTION 1. Subsection (a) of section 7 of chapter 140C of the General Laws, as most recently amended by section 17 of chapter 52 of the acts of 1977, is hereby further amended by adding the following paragraph:-

Notwithstanding the provisions of clauses (1) and (2), a creditor may, in any transaction in which the payments scheduled to repay the indebtedness vary, satisfy the requirements of clause (3) of subsection (b) with respect to the number, amount and due dates or periods of payments by disclosing the required information on the reverse of the disclosure statement or on a separate page, provided that the following notice appears with the other required disclosures: "NOTICE: see (reverse side) (accompanying statement) for the schedule of payments".

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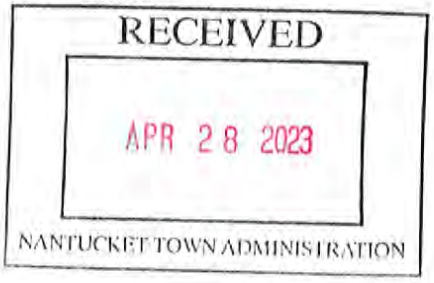

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APR 28 2023
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EDUCATION

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University, Pittsburgh, PA.

Previously held NASD Registered Representative License.

TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT

For Appointment by the Select Board

Please return this form to the Town Administration offices by the advertised due date.
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Name: Joseph Robert Paul **Home Phone:** 508.257.4244

Mailing Address: PO Box 822 Nantucket, Ma 02554 **Alternate Phone:** 508.680.4806 (mobile)

Email Address: joe@bpc-architecture.com **Date Submitted:** 5/18/2023

REQUESTING APPOINTMENT TO: Historic District Commission Associate

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission?
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?

I've been an active member of the design community since I moved to Nantucket in the fall of 1996 and have been attending HDC meetings for nearly 27 years. I have a lot respect for the mission of the HDC and believe that the preservation of our built environment is critical for the island. I also believe that there's design flexibility within the context of the HDC guidelines that is appropriate and in keeping with our rich architectural heritage. I would like a seat as an HDC associate to participate in the HDC process from the other side of the table. I understand the time and commitment that would be required to be a contributing member of the board. My wife (& colleague) is also very supportive of my desire to join the board and has encouraged me to formally request your appointment.

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

I graduated from Syracuse University School of Architecture in 1992 where my thesis project dealt with the challenges & opportunities in designing in a community with a strong vernacular language. I understand and appreciate the importance of design guidelines both in preserving our heritage as well as guiding new construction. My years of direct HDC & client interaction gives me a unique perspective which will allow me to manage my client expectations in a way that will have a positive impact on our islands rich built environment. Ultimately I would like to participate in an updating of "Building with Nantucket in Mind" so that the guidelines present themselves in a less nebulous way which would benefit both the commission and the applicants before the board. In addition to my 30+ years of professional experience as a designer & architect I've also served on the board of the Tom Nevers Civic Association and I've been a trustee of a condo association in Boston. All of this experience amounts to a career of listening & collaboration; traits which I feel are invaluable to serve on the HDC

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members. None at this time.

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? No; not at this time or at any time in the past.

TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Select Board

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Jesse Dutra **Home Phone:** 508 654 2822

Mailing Address: 76 Hummock Pond Rd. **Work Phone:** 508 228 9310

Email Address: Jesse@Nantucketpoolscom **Date Submitted:** 05/18/2023

REQUESTING RE-APPOINTMENT TO: HDC

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?

As a alternate I do not attend as many meeting as my peers but make sure I don't miss the meetings that I am on if old business.

To continue to serve my community

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

Landscape Knowledge and a voice of reason.

Being levelheaded and fair.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

NONE

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

NO

Endorsed by the Select Board April 26, 2006.

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MAY 18 2023
NANTUCKET TOWN ADMINISTRATION

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NANTUCKET TOWN ADMINISTRATION

TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Select Board

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Meg Brouers **Home Phone:** 508 2807621

Mailing Address: 45 Miacomet Ave **Work Phone:** 508 280 7621

Email Address: megbrouers@gmail.com **Date Submitted:** 5/1/23

REQUESTING RE-APPOINTMENT TO: Affordable Housing Trust

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?

I have attended nearly every meeting since my appointment, including the twice monthly meetings this spring leading to ATM.

I want to continue to serve our community via this committee, help review potential affordable/workforce housing opportunities and advocate for the best options for our year round families and workforce.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

As a 22-year full time resident of Nantucket, mom of two NPS children, former teacher and homeowner, I think I represent a demographic needed on the committee. Affordable or attainable housing for our year round families is critical, and as I learn more I want to continue to advocate for our island families.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

Nantucket Education Trust, NIS + CPS School Council, and I work for the Community Foundation.

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

no.

Endorsed by the Select Board April 26, 2006.

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MAY - 3 2023

NANTUCKET TOWN ADMINISTRATION

TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT
For Appointment by the Select Board

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: DAVID GRAY **Home Phone:** 508-901-1356

Mailing Address: P.O. BOX 3021, 02584 **Alternate Phone:** _____

Email Address: DRGRAY2231@GMAIL.COM **Date Submitted:** _____

REQUESTING APPOINTMENT TO: NANTUCKET AFFORDABLE HOUSING TRUST

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission? NO
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission? YES

THERE'S A CRITICAL NEED FOR THIS ENTITY, AND FOR LONG TERM SOLUTIONS TO THE HOUSING CRISIS. I HAVE USED THE CLOSING COSTS ASSISTANCE PROGRAM, AND THE N.A.H.T. HIT THE NAIL ON THE HEAD!

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

38 YEARS BUILDING EXP. AND BUILDING ON NANTUCKET FOR 17 YEARS. HAVE USED N.A.H.T. PROGRAMS AND BENEFITTED FROM IT. WANT TO GIVE BACK WITH WHATEVER I CAN. WILL BE A GREAT ADVOCATE FOR AFFORDABLE HOUSING ON ACK!

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members. 0

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? NO

Erika Mooney

From: Georgia Raysman <georgiaraysman@gmail.com>
Sent: Tuesday, May 2, 2023 9:45 PM
To: Erika Mooney
Subject: Re: Committee incumbent info

Hello Erika--

I have decided not to ask for re-appointment to the Historical Commission. Its work is very important, and I find that I do not have the time to give it that it deserves.

Best regards,

Georgia

On Mon, May 1, 2023 at 12:49 PM Erika Mooney <EMooney@nantucket-ma.gov> wrote:

> Hi Georgia:
>
> I hope you don't mind, but I am trying out sending this all via email this year. Let me know if you have any questions. Thanks!
>
> Best,
>
> Erika
>
> Erika D. Mooney
>
> *Operations Administrator*
>
> Town of Nantucket
>
> 16 Broad Street, Room 113
>
> Nantucket, MA 02554
>
> 508-228-7266

TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT

For Appointment by the Select Board

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MAY 5 2023
NANTUCKET TOWN ADMINISTRATION

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Rita Carr **Home Phone:** N/A

Mailing Address: PO Box 855, Nantucket MA, 02554 **Alternate Phone (cell):** 908-307-7967

Email Address: ritax1000@gmail.com **Date Submitted:**

REQUESTING APPOINTMENT TO: Nantucket Historical Commission

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission?
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?

I have attended multiple NHC meetings both in person and over Zoom, and I am prepared to commit to the meeting schedule. I'm interested in serving on the NHC because I care about Nantucket and its history and I think both my educational and professional backgrounds in history museums and historic preservation would be assets to the NHC. I believe Nantucket's historic character is a big part of what makes this such a special place to live, and I'd like to give back by serving on the NHC to help protect it.

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

I've been an employee of Nantucket Preservation Trust since January 2020, and in my time working for NPT I've become very familiar with local, state, and federal laws and policies relevant to protecting Nantucket's National Historic Landmark. I have extensive experience with deed research and other archival research. Prior to working for NPT I worked in museum education, and I have experience creating and implementing public programs that interpret history for diverse audiences. I hope that in working with the NHC I could help increase appreciation for Nantucket's history + historic resources, particularly our 20th century history.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

  I am employed by Nantucket Preservation Trust.

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

  No.

TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT

For Appointment by the Select Board
Please return this form to the Town Administration offices by the advertised due date.
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MAY 16 2023
NANTUCKET TOWN ADMINISTRATION

Name: Linda Williams **Home Phone:** 508-228-4556

Address: PO Box 1446, Nantucket, MA 02554 **Alternate Phone:** 508-221-0432

Email Address: czarinalinda@comcast.net **Date Submitted:** 05/17/2023

REQUESTING APPOINTMENT TO: Nantucket Historical Commission

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission? Yes

- Why are you interested in this committee/board/commission? Have been interested in historic preservation for decades. Many of the matters I dealt with as a member/staff member of the Zoning Board of Appeals, the Historic District Commission and Planning Board involved preservation issues in some form. In addition to my life-long love of the Island. I am a policy/rules/regulations "wonk". There are very few, if any, parts of the island as well as history that, after 68 years here, I have not some familiarity with.

- Are you prepared to commit to the meeting schedule of the committee/board/commission? Yes

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
  An experienced perspective, see attached. In addition, I have a deep understanding of the role the HDC and the Historical Commission must play on Nantucket and the distinction between the two entities that may be getting blurred lately. Almost 20 years on the HDC and in my private practice as a land use consultant appearing before the HDC every week, I am well versed in historic preservation matters. I also work closely with Holly Backus, the Town's Historic Preservationist when working on a history of a structure. Her contribution to the HDC is invaluavle.

- What would you hope to accomplish on the committee/board/commission?
  A fair consideration of preservation matters and appropriate behavior and involvement in matters within the Commission's jurisdiction without personal bias or pre-prejudice using my extensive experience in the arena. In addition, I do not bring any hidden agenda to the deliberations nor am I a member of any advocacy group that would impact any decision I would make. I am a stickler for open meeting law and ethics adherence.
  I understand the Commission's mission is to work within the state mandated rules and regs and render support for preservation efforts in a fair and reasoned manner. I have a great capacity for, and history in, applying applicable laws from 25 years at the ZBA and 10 at the Planning Board. The HDC has a bit more room for interpretation. For this board I would offer another objective voice, firmly anchored in and guided by the language of the applicable laws, not the emotion surrounding a given issue.

Potential Conflicts of Interest

- Please list any committees appointed by the Board of Selectmen, local agencies or non-profit organizations of which you or a member of your immediate family are current members.
  See attached
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? NO

Name: Linda Finney Williams

Children: Aryn (45), Smith College/Masters in Environmental Law Policy/Doctorate in Environmental Science, Adelaide, Australia; Colin (37) former US Marine, formerly stationed in Afghanistan, married with four children; Evan (26) graduated from Nantucket High School; had five foster children, three continue to be family members.
Years on Nantucket: 50 year-round, 18 years summers prior to that
Education: Six years girl's prep school, Memphis, TN and Montclair, NJ; One year at Connecticut College; some extension courses in early childhood development, bookkeeping, law.
Languages: Working knowledge of Spanish, can read to some extent French, Portuguese, Italian, German.

Recent Work Experience: Former Town of Nantucket Zoning Board of Appeals Administrator/staff member 1983-2007 (retired); Office administrator/ad support for *Nantucket Independent* newspaper 2009-2010 and reporter for 21years of features and sports articles; independent land use/permit consulting business 2007-present.

Current Volunteer Experience:
Nantucket Housing Authority (elected); Community Preservation Committee vice-chairman; Conservation Commission; event organizer for the Annual Beach Volleyball Day tournament (now in 35th year) to benefit Nantucket Food Pantry; Council on Aging; Contract Review Committee; various volunteer activities – Holidays for Heroes, Summer Grove at the Boys & Girls Club, Nantucket Comedy Fest, House Manager, etc.

Past Volunteer Experience:
Planning Board Member-chair (elected); Affordable Housing Trust Fund; Nantucket Planning & Economic Development Commission; Historic District Commission - chair (elected); chairman of Surfside Area Planning Committee; chairman Naushop Crossing Area Plan Workgroup; chairman of Brant Point Area Plan Workgroup; Building Committee – new elementary school and addition to middle school; Bicycle and Pedestrian Advisory Committee; Nantucket Big Brothers Big Sisters (president); EMT with Nantucket Fire Department; volunteer for Nantucket AIDS Network/AIDS buddy; Hospice volunteer; A Safe Place volunteer/facilitator/safe house/hotline; Executive Board, coach and certified umpire for Nantucket Little League/public schools; volunteer and coach for Nantucket Boys and Girls Club basketball and their annual fund raising events; certified coach/soccer referee/Recreation Director for the Nantucket Student Soccer Association as well as Executive Board Member; 32-year volunteer in the Nantucket Public School system; Sherburne Commons Board of Directors (assisted/independent living complex); Downtown Partnership Executive Board; Board Member Habitat for Humanity; secretary for Nantucket Restaurant Association and Nantucket Lodging Association; advisory member Nantucket Human Services Center project; Special Services coordinator for Circus Flora to benefit the Atheneum, Boston Pops on Nantucket, Nantucket Air Show; general volunteer staff of Nantucket AIDS Benefit, Nantucket Comedy Festival, Nantucket Triathlon, Nantucket Boys and Girls Club Event Under the Tent, Nantucket Demolition Derby, A Safe Place, Holidays for Heroes; Board of Directors Sherburne Commons.
Zoning Board of Appeals member 16 years (past chairman/vice-chairman); Council on Human Services; Contract Review Committee; Town Scholarship Committee (past chairman); Commission on Disability (past chairman); High School/Middle School/Elementary School Councils; School Budget Advisory Committee; Nantucket High School Drug Task Force; Traffic Safety Committee; Beach Management Committee; Capital Improvements Committee/Capital Program Committee; Nantucket Arts Lottery Committee; Surfside Area Plan Work Group; Tom Nevers Area Plan Work Group; Visitors Services Committee; Harbor Plan Work Group; Comprehensive Plan Steering Committee (elected); Nantucket Charter Commission (elected); Board of Directors for Nantucket Human Services Center; Nantucket Regional Transportation Consumer Advisory Committee (appointed, chairman); Government Study Committee; Madaket Advisory Committee;

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MAY 18 2023
NANTUCKET TOWN ADMINISTRATION

TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT
For Appointment by the Select Board

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: George Butterworth **Home Phone:** 508 228 0373

Mailing Address: 23 No. Water St Nantucket 02554 **Alternate Phone:** (Best cell) 508 692 0523

Email Address: butterworthgp@hotmail.com **Date Submitted:** May 18, 2023

REQUESTING APPOINTMENT TO: Nantucket Historical Commission

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission?
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?

I have attended two meetings in the past
I have a long standing interest in Nantucket history and historic preservation and restoration
I will commit to the meeting schedule

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission? For the last 40 plus
- What would you hope to accomplish on the committee/board/commission? years I have followed closely the ongoing threats to the historic architectural heritage of the island. During that same period of time I have lived in and directly worked on the historic preservation and maintence of my own 200 year old home. For the past four years since retirement I have worked as a docent of the Freeman Farm of Old Sturbridge Village. There I have been involved in building and maintaining extensive split rail fencing as well as maintence and window restoration of the 1840 Freeman Barn

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members. None

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? No

My goal for being on the commission is to support historic preservation of Nantucket's heritage

TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT

For Appointment by the Select Board

Please return this form to the Town Administration offices by the advertised due date.
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Name: Ethan McMorrow **Home Phone:** 508 228 0456

Mailing Address: 4 South Mill Street, Nantucket 02554 **Alternate Phone:**

Email Address: ethan67@comcast.net **Date Submitted:** 5/18/2023

REQUESTING APPOINTMENT TO: Nantucket Historical Commission

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission? No
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission? Yes

I have been designing homes as well as measuring buildings for others here on island since the min 90's with over several hundred as-built structures in my files. I fell I have accumulated a wealth of knowledge of the evolution of Nantucket

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission? I have designed and measured many buildings on Nantucket since the mid 90's
- What would you hope to accomplish on the committee/board/commission?

To help protect our historic resources and work in collaboration with the HDC, NPT, and other related boards

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

I was on the Nantucket Preservation Trust board of directors for several years

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? No

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MAY 18 2023
NANTUCKET TOWN ADMINISTRATION

TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT
For Appointment by the Select Board

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MAY 19 2023
NANTUCKET TOWN ADMINISTRATION

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Joe Bedell **Home Phone:** 508-221-1898

Mailing Address: 53b Cato Lane, Nantucket **Alternate Phone:** —

Email Address: bedelljoseph@yahoo.com **Date Submitted:** 5/19/23

REQUESTING APPOINTMENT TO: Historic Commision

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission?
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?

Yes. I have attended meetings to get my House Passed and a few others.
I would like to be a part of the Preservation of Nantucket — yes

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

I have been a carpenter on Nantucket since I was 17 and Have work extensively in Restoration and Rehab over the years. I wish to Accomplish a more cohesive future for building and Preservation

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members. None

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? None

TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT

For Appointment by the Select Board

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Howard Matz **Home Phone:** 917-543-6666

Mailing Address: 41 Chuck Hollow, PO BOX 356 , Sconset **Alternate Phone:**

Email Address: Hjmatz@gmail.com **Date Submitted:** 4/28/2023

REQUESTING APPOINTMENT TO: Capital Program Committee, Finance Committee, HDC Associate, Planning Board Alt

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission? Y
- Why are you interested in this committee/board/commission? Relevant experience .
- Are you prepared to commit to the meeting schedule of the committee/board/commission? Y

I have an extensive professional background and skill set. I believe that I can make a substantive contribution to the Town of Nantucket as a committee member.

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

My skills include: Municipal and corporate finance, infrastructure development and investment, commercial construction, contract negotiation, architecture and real estate development, and renewable energy investment.

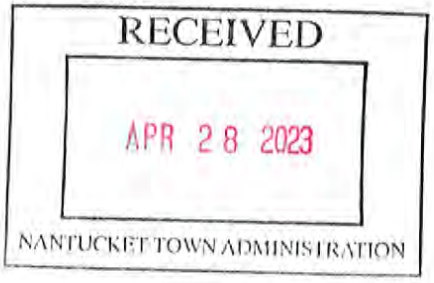
Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

  N/A

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

  NO



RECEIVED
APR 28 2023
NANTUCKET TOWN ADMINISTRATION

Howard J. Matz
917-543-6666
hjmatz@gmail.com

SUMMARY

Highly regarded investment banking professional with extensive expertise in sourcing, structuring and executing acquisitions and arranging structured finance solutions representing in excess of $5 billion of capital. Primarily focused on contracted and merchant infrastructure, generation and renewable energy assets in investment grade and emerging markets. Proven capacity to uncover critical themes and issues and to implement effective solutions and risk mitigants while fostering consensus building among divergent interests of stakeholders. Extensive network of long standing relationships with strategic and institutional investors and lenders.

EXPERIENCE

AgroRefiner, LLC, *Co-Owner*: 2020 – Current

Led the start-up of one of the largest domestic CBD refining businesses in the U.S.

- Implemented the business program including process design, facility design and equipment selection,
- Managed build out of the processing facility.
- Responsible for procuring and maintaining all required local and state approvals and licenses.
- Assembled a highly qualified management team.

Derivee Capital Advisors, *Chief Investment Officer:* 2016 – Current

- Developing and investing in utility-scale power generation projects. Partnering with strategic and financial investors in the construction and operations phases of projects with long-term power purchase agreements and credit-worthy off-takers.
- Developed a crypto mining facility located in Upstate New York that is powered with hydroelectric generation.

Fieldstone Private Capital, *Managing Director:* 2012 – 2016

Investment banker for leading boutique advisory firm providing financial advisory services for independent power, renewable energy and infrastructure projects, including structuring and placement of associated structured debt and equity.

- Assisted developer in structuring and placement of late-stage development equity for a 750 MW gas-fired merchant generation facility located in southwest U.S.
- Advisor for consortium in the sale of a fully contracted 140 MW dual fuel fired generation facility.
- Advised strategic investor regarding structuring co-investment in a greenfield gas-fired generation facility located in northeast U.S.

56 Squared Partners LLC, *Principal:* 2010 – 2012

Consultant providing financial engineering solutions and strategy to sponsors and investors in energy and infrastructure related assets, including identifying and arranging equity and debt.

- Advised principals of a proposed investment fund targeting the acquisition of renewable generating assets on a business plan for the formation of a management company.
- Identified opportunities for a private debt fund providing capital to small and mid-sized, below investment grade companies.
- Proposed recapitalization options for expansion of existing assets and identified sources of equity and debt.
- Assisted private equity firm with indemnification and warranty claims related to acquired portfolio of renewable assets.
- Reviewed commercial arrangements for a pioneering renewable technology and advised on capitalization options.

Abatis Capital LLC, *Managing Director and Partner:* 2007 – 2010

Head of the Debt / Capital Markets team leading its efforts to invest in the U.S. infrastructure, energy, transportation and renewable markets. Engineered and arranged a broad array of structured finance products to leverage these investments.

- Played a principal role in the structuring, pricing and closing of the winning bid to purchase a 1,700 MW portfolio of generating capacity from ConEd Development.
- Successfully arranged a full underwriting of a multi-tranche credit facility totaling over $1 billion to support the ConEd acquisition, consisting of a senior secured loan facility, senior unsecured bridge financing and a Rule 144 high yield note issuance in the midst of the 2008 turbulent capital markets.
- Responsibilities also included investment analysis, support of AllCapital's greenfield development efforts, joint venturing with co-investors, negotiation of transaction related commercial arrangements including commodity and financial hedging products, ratings presentations, and credit documentation.

Hypo International, *Director:* 2003 – 2006

Senior finance officer at Hypo Real Estate Capital Corporation engaged in strategic planning, accounting, finance and asset management for a major commercial real estate finance company's $7 billion commercial real estate portfolio. Responsibilities included:

- Managed the acquisition and re-capitalization of a $5 billion real estate portfolio for this new real estate finance company.
- Identified and evaluated new business strategies.
- Established organizational infrastructure and financial controls.
- Implemented commercial banking arrangements including a working capital facility and deposit account structure.
- Stabilized and repositioned a 500,000 SF commercial office building, including the conversion of a portion of the building into condominiums.
- Marketed and structured sale of equity interest in a real estate joint venture to a strategic partner.

Covanta Energy Group, Inc., *Senior Vice President:* 1992 – 2003

Head of structured finance for a leading U.S. developer of large scale domestic and international infrastructure projects spearheading new acquisitions and arrangement of non-recourse project financing:

- Secured and syndicated non-recourse infrastructure project financing for both greenfield development and acquisition opportunities worldwide including emerging markets.
- Directed transaction teams for Covanta's worldwide execution of greenfield development and acquisitions including the privatization of Argentina's airport system operations, water and waste-water treatment facilities, and stadiums.
- Senior corporate finance officer central to all aspects of Covanta's restructuring, bankruptcy filing and reorganization efforts.

Sumitomo Bank, Ltd., *Vice President:* 1988 – 1992

Senior project finance marketing officer responsible for loan origination, structuring, underwriting and syndication of non-recourse financing. Additional responsibilities include asset management and cross-selling of other bank services and products.

EDUCATION

Master of Building Sciences and Bachelor of Architecture from Carnegie - Mellon

University, Pittsburgh, PA.

Previously held NASD Registered Representative License.

TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Board of Selectmen

RECEIVED
MAY 14 2023
NANTUCKET TOWN ADMINISTRATION

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Stephen Welch **Home Phone:** 508-228-1001

Mailing Address: P.O. Box 3777, Nantucket MA 02584 **Work Phone:**

Email Address: steph_en@hotmail.com **Date Submitted:** 05/12/2023

REQUESTING RE-APPOINTMENT TO: Planning Board (Alternate)

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?

- I'm committed to the Board's meeting schedule & assignments; I attend all meetings (except for if alternates cannot be activated or due to occasional illness).
- I believe planning is important and effective when applied conscientiously to create high-quality outcomes with reasonable consideration for intended (and unintended) consequences.
- I believe strongly that sound planning should elevate our environment, preserve our natural resources, and honor our historically significant traditions and setting; this, to ensure Nantucket remains a beautiful, interesting, and diverse place to live, work, and raise families.
- Serving our community as a Planning Board Alternate provides policy-level involvement and my vote for high-quality outcomes based in: thoughtful consideration and orderly progression, diligence and attenuation of negative impacts, and as important, deliverable benefits.
- Nantucket is our home, we each have responsibility to step up; I continue to be ready, willing and able; please vote to renew my service.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

- I'm told I provide respected insight flavored by a diverse set of professional experiences. ...Spanning the last few decades: In addition to successfully managing real estate portfolios valued in the hundreds of millions of dollars, I've had great success developing organizational processes and highly-customized best practices (for various for-profit, non-profit, and governing-body entities); I've successfully problem-solved for multitude of parties (community members and leaders, attorneys, architects, and engineers, and many trades people and local business owners), helping to guide them through sensitive and complex challenges (consensus-building has been a large part of my success, as has observing a compromise on a bad idea still leaves you with a bad idea, just less of it); these experiences and a variety of others (including holding multiple professional licenses and certifications) bless me with a wide yet detailed understanding of topics complimentary and relatable to the Planning Board's purview.
- I'd like to continue sharing my professional and personal experiences and insights, versed and fresh amongst established practices.

Potential Conflicts of Interest

- Please list any committees appointed by the Board of Selectmen, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

TON*: Capital Programming Committee, Historic District Commission, Building Inspector.
Non-TON: Maddequet Admiralty Association, Nantucket Assoc. of Real Estate Brokers, NHA.

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

Building Inspector*

* = Involvement cleared through MA State Ethics Commission guidance and procedures.

Endorsed by the Board of Selectmen April 26, 2006

Erika Mooney

From: Penny Dey <penny@nantucketrealestate.com>
Sent: Monday, May 1, 2023 1:07 PM
To: Erika Mooney
Subject: RE: Committee incumbent info

Hi Erika – So nice to see you as well. I've let John Brescher, our chair, know that I will not be re-applying to the REAC. I need to focus on volunteer work now where I believe that I am making a real difference!
Thanks,
Penny

Penny Dey
Broker/Owner, GRI, ABRM
508-228-7707 X-211
508-221-0801 Cell
Penny@NantucketRealEstate.com

Licensed in Massachusetts

ATLANTIC EAST
NANTUCKET REAL ESTATE

PO Box 1407, 82 Easton Street
Nantucket, MA 02554
T: 508-228-7707 F: 508-228-7780
www.NantucketRealEstate.com

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MAY - 1 2023
NANTUCKET TOWN ADMINISTRATION

From: Erika Mooney <EMooney@nantucket-ma.gov>
Sent: Monday, May 1, 2023 12:52 PM
To: Penny Dey <penny@nantucketrealestate.com>
Subject: Committee incumbent info

Hi Penny:
It was nice seeing you in person the other day! I hope you don't mind, but I am trying out sending this all via email this year. Let me know if you have any questions. Thanks!

Best,

Erika

Erika D. Mooney
Operations Administrator
Town of Nantucket
16 Broad Street, Room 113
Nantucket, MA 02554
508-228-7266

TOWN OF NANTUCKET COMMITTEE INTEREST FORM/INCUMBENT

For Re-Appointment by the Board of Selectmen

RECEIVED
MAY - 4 2023
NANTUCKET TOWN ADMINISTRATION

Please return this form to the Town Administration offices by the advertised due date. Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Lee W. Saperstein Home Phone: 508-680-1337

Mailing Address: P. O. Box 1408, Nantucket, MA 02554 Work Phone: (cell) 573-578-7750

Email Address: saperste@mst.edu Date Submitted: May 5, 2023

REQUESTING RE-APPOINTMENT TO: Committee on Roads and Right of Way

Reasons for Committee Interest

- *What has been your level of attendance at committee/board/commission meetings?*
  High. When I have unavoidable off-Island conflicts, I use Skype to connect. Estimated attendance is 90 percent.
- *Why do you want to continue serving on the committee/board/commission?*
  I want to use my experience to serve where I may be of use; Currently Committee Secretary; the following long-term projects have seen some progress but more remains to be done.
  - The appointment of a Traffic Program Manager suggests that the committee will be called on for advice on critical traffic projects.
  - Work on marking public ways has a number of new monuments to be installed and added to the public list.
  - The Harbor Way continues to grow; chapter 91 licenses remain an issue along the waterfront.
  - Progress on sidewalk and roadway maintenance is a continuing interest for the committee.
  - Progress on pedestrian and bicycle paths that connect the beach paths is a high priority.
  - I remain very interested in signage that identifies the route of the Nantucket Railroad.

Relevant Experience

- *What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?*
  I have a 40-year professional history of teaching and researching the environmental impacts of mineral extraction, including work on rehabilitation of severely disturbed lands as well as the health and safety of mine workers. These experiences and skills give me insight into land use, land surveys, and the social license on the use of land. I'm also pretty good with computer programs for word processing, document creation, and spread sheets.
- *How do you feel you have helped the committee/board/commission in its goal(s)/mission?*
  As Secretary, I do the routine timely and effectively, particularly Minutes but also forms, spread sheets, and, as needed, memoranda. As a committee member, I support the Chair and my colleagues in pursuit of the committee's vision and mission.

Potential Conflicts of Interest

- *Please list any committees appointed by the Board of Selectmen, local agencies or non-profit organizations of which you or a member of your immediate family are current members.*
  - Cemetery Commission, Nantucket Civic League Executive Committee, Nantucket Town Association Executive Committee, Real Estate Assessment Committee, Scholarship Committee; Nantucket Town Area Plan Work Group.
- *Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?*
  No

Endorsed by the Board of Selectmen April 26, 2006.

TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Select Board

RECEIVED
MAY - 8 2023
TOWN ADMINISTRATION

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Nathaniel Lowell **Home Phone:** 508-325-1716

Mailing Address: nathowell@comcast.net **Work Phone:** 508-325-1716

Email Address: PO Box 2353 - 02584 **Date Submitted:** 5/8/23

REQUESTING RE-APPOINTMENT TO: Roads & Right of way Committee

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings? I miss roughly 1-2 meetings a year - I want to continue serving on this
- Why do you want to continue serving on the committee/board/commission?

advisory committee because of my interest in all aspects of Roads - Public & Private ways - Old Paper Roads and the ability to continue working with abutters & other boards to create access to appropriate locations.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

My experience overall living here my entire life and being very familiar with land uses & changes and then Planning Board experience helps me contribute to certain issues related to RROW committee.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members. Steamship Authority Port Council
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? None

Endorsed by the Select Board April 26, 2006.

RECEIVED
MAY 10 2023
NANTUCKET TOWN ADMINISTRATION

TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Select Board

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Phil Smith **Home Phone:** (646) 391-3072

Mailing Address: 10 Milk Street, Nantucket, MA 02554 **Work Phone:** n/a

Email Address: pguysmith@gmail.com **Date Submitted:** May 10, 2023

REQUESTING RE-APPOINTMENT TO: Roads and Right of Way Committee

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?

Attendance: I have only missed a couple of meetings due to travel off-Island.

I would like to continue serving to complete the work I have been doing with Nathan Porter on the GIS maps for beach access points around the Island. Our Committee is working to have something for visitors to refer to when trying to figure out the best public access points. Maybe something they could use on their smart phone.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

In addition to my general familiarity with the Island as I have been here as a seasonal and year around resident since the late 1950s, I believe I have brought some new ideas to the group that they hadn't thought of before. My service as Vice Chair of the Harbor Plan Update Committee has enabled me to provide a perspective on Chapter 91 issues, in addition to other matters.

In addition to my trying to provide constructive suggestions to the matters we debate, I believe I have helped keep the Committee focused on establishing, tracking and completing annual goals for the group.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

  Vice Chair of Harbor Plan Update Committee; Board member of Nantucket Community Sailing and Chair of the Opera House Cup Committee; Treasurer of Fairwinds Counseling Center. My wife, Ann, is Vice Chair of Fairwinds.

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

  No.

Endorsed by the Select Board April 26, 2006.

TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT
For Appointment by the Select Board

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Anthony "Rocky" Fox **Home Phone:** 508-360-4948

Mailing Address: 12 Barley Rd **Alternate Phone:** _____

Email Address: locky1522@gmail.com **Date Submitted:** 4/21/23

REQUESTING APPOINTMENT TO: Scholarship Committee

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission?
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?

- I have never attended a meeting of any of them.
- I'm interested in continuing some sort of belonging to the Nantucket School District
- I'm ready to commit.

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

- I've been on the school canal for NES, NIS, CPS and NHS. Also on the parent council for Umass Amherst. I'm finishing up my term on the School Committee where among others served on the Negotiation committee, Committee to Find the ne NIS principal. Also am on Nantucket Educational Trust (NET). Diversity Committee, Policy Committee among others
- To bring a voice who since I've been volunteering for 20+ years at NES somewhat knows the kids and their situation.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

  - I have none.

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

We do not.

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APR 21 2023
SELECT TOWN ADMINISTRATION

COMMITTEE INTEREST FORM/NEW APPLICANT

For Appointment by the Select Board

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Rocky Fox **Home Phone:** 508-360-4948

Mailing Address: 12 Bailey Rd **Alternate Phone:**

Email Address: rocky1522egmail.com **Date Submitted:** 4/21/23

REQUESTING APPOINTMENT TO: Scholarship Committee

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission?
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

- Having been on The Box Scholarship committee I've read over 750 application and know how to be fair in dispursement of funds.
- Serve on Donnell Trust and read applications twice a year to award kids up to the age of 18 Scholarships. Need to be very fair as I know most families
- Serve on Nantucket Educational Trust (NET) and have to make decisions pertaining to asks for money for different trips.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

Town and County of Nantucket
Select Board • County Commissioners

Jason Bridges, Chair
Matt Fee
Dawn E. Hill Holdgate
Malcolm W. MacNab
Brooke Mohr

16 Broad Street
Nantucket, Massachusetts 02554

Telephone (508) 228-7255
Facsimile (508) 228-7272
www.nantucket-ma.gov

C. Elizabeth Gibson
Town & County Manager

May 1, 2023

Kristie Ferrantella
21A Park Circle
Nantucket, MA 02554

Dear Kristie:

Our records indicate that your term expires June 30, 2023 for your seat on the Scholarship Committee. If you are interested in being considered for re-appointment, please complete the attached "Committee Interest Form/Incumbent" and "Statement of Commitment" form and return them to Town Administration by email, or mail or drop off to Erika Mooney, Town Administration, 16 Broad Street, Nantucket, MA 02554 by **Friday, May 19, 2023 at 12:00 pm.** If you choose not to apply for re-appointment, please check the box at the bottom of this letter and return it to me by the methods listed above.

Please also note that you will have the opportunity to review your application with the Select Board on **Wednesday, June 14, 2023** at **5:30 pm** at the Public Safety Facility Community Room at 4 Fairgrounds Road or by remote participation via Zoom Webinar. Committee appointments are scheduled for June 28, 2023. If you have any questions or would like further information, please call (508) 228-7266 or email me at emooney@nantucket-ma.gov. Thank you.

Sincerely,

Erika Mooney

Erika Mooney
Operations Administrator

Attachment

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MAY - 4 2023
NANTUCKET TOWN ADMINISTRATION

☒ ~~I~~ do not intend to apply for reappointment.

Thank you for allowing me to serve 2 terms :)

Signature

TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT
For Appointment by the Select Board

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Melissa MacVicar **Home Phone:** 508-361-3310

Mailing Address: 52 Vesper Ln Nantucket MA 02554 **Alternate Phone:** _____

Email Address: melissa.macvicar@gmail.com **Date Submitted:** 5/8/23

REQUESTING APPOINTMENT TO: Scholarship Committee

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission?
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?

See attached

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

See attached

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

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MAY - 8 2023
NANTUCKET TOWN ADMINISTRATION

Melissa MacVicar
Scholarship Committee Interest Form
5/8/23

Reasons for Committee Interest

I will be retiring from teaching in the Nantucket Public School this year. I have been a teacher on Nantucket for 20 years. I am interested in using my skills and expertise in education to serve on this board. I have never served on a board or committee for the town before. I can commit to the meeting schedule.

Relevant Experience

I bring my 20 years of education experience as a classroom teacher to this position. I am a caring and thoughtful person who would like to give back to the community. I hope to help the town support students in paying for their education.

Potential Conflicts of Interest

I don't currently serve on other boards or committees.
I will be retiring from the Nantucket Public Schools this June.
My husband is employed by the Town as a Police Lieutenant.

TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Select Board

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: JANA STARR DUARTE **Home Phone:** 508-228-3554

Mailing Address: 3 CEDAR CIRCLE, 02554 **Work Phone:** 508-221-1398

Email Address: K3DSTARR@COMCAST.NET **Date Submitted:** _____

REQUESTING RE-APPOINTMENT TO: SCHOLARSHIP COMMITTEE

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?

I HAVE BEEN IN ATTENDANCE FOR ALL MEETINGS, SERVING AS THE CHAIR FOR MY LAST TWO TERMS.

I WOULD LIKE TO CONTINUE SERVING ON THIS COMMITTEE FOR THE BETTERMENT OF OUR LOCAL STUDENTS IN THE FINANCIAL ASSISTANCE TO THEIR NEXT LEVEL OF EDUCATION. I ALSO AM A STRONG ADVOCATE FOR GIVING BACK TO THE COMMUNITY THAT HAS SERVED MYSELF AND MY FAMILY FOR OUR ENTIRE LIVES.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

I have brought local knowledge of the applicants and their families through my work with the school system and through my community volunteer work.

I feel I have helped the scholarship committee in its goals/mission in collaboration with my fellow committee members by selecting worthy recipients in following the criteria for awarding the scholarship funds.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

  I am currently the treasurer for the Nantucket Booster Club; my husband is a member of the American Legion Post 82 and Honor Guard.

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

  I AM AN OFFICIAL CLOCK OPERATOR/SCOREKEEPER FOR HIGH SCHOOL ATHLETIC DEPT.; MY DAUGHTER, KEZIA, HOLDS A PER DIEM POSITION AS AN R.N. WITH THE HEALTH DEPT.; MY HUSBAND, DOMINIC, IS A 34 YEAR EMPLOYEE OF THE DPW.

Endorsed by the Select Board April 26, 2006.

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MAY 15 2023
NANTUCKET TOWN ADMINISTRATION

TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Select Board

RECEIVED
MAY - 8 2023
NANTUCKET TOWN ADMINISTRATION

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Nathaniel Howell **Home Phone:** 508-325-1716

Mailing Address: PO Box 2353- 02584 **Work Phone:** 508-325-1716

Email Address: nathowell@comcast.net **Date Submitted:** 5/8/23

REQUESTING RE-APPOINTMENT TO: Steamship Port Council

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings? I have not missed any meetings
- Why do you want to continue serving on the committee/board/commission?

I want to continue for many reasons. Most importantly, staying focused on the issues that matter most for Nantucket residents, visitors & businesses as well as trends and improvements that need attention. Also keeping our relationship with HyLine in good standing for the greater good of Nantucket's needs.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

I feel my relationships with many people helps "bridge" Nantucket's unique needs with past, present & future SSH management and staff as well as helping new members get up to speed with the differences in Nantucket & Vineyard. I'm an advocate for small noticable improvements to compliment the larger projects & objectives

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members. Right of Way Committee -

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? None

Endorsed by the Select Board April 26, 2006.

TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT
For Appointment by the Select Board

RECEIVED
MAY 19 2023
TOWN ADMINISTRATION

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: JOE MARCKLINGER **Home Phone:** 310-945-7054

Mailing Address: 3 GROVE LANE **Alternate Phone:** _____

Email Address: JOMARCK@YAHOO.COM. **Date Submitted:** 5/19/23

REQUESTING APPOINTMENT TO: ZONING BOARD OF APPEALS

Reasons for Committee Interest (SEE 2ND PAGE)

- Have you ever attended a meeting of the committee/board/commission?
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

Joseph Marcklinger
May 19, 2023

I have attended Zoning Board Meetings.

I am interested in serving because I believe my professional experience and previous experience as a Planning Board Member would be of value to the Zoning Board. And one does seek to be a value to society.

I am prepared to commit to the meeting schedule.

Experience.

I have been a Licensed Land Surveyor since 1981, most of the work we do has some zoning aspect.
As a Planning Board Member concerning submissions, there is extensive review of zoning compliance.

I would hope to process the zoning appeals in a fair and common-sense manner, in compliance with the law.

Conflicts of Interest.

None

None

TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Select Board

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: MARK W. POOR **Home Phone:** 508-228-6913

Mailing Address: BOX 3363 NANTUCKET, MA 02584 **Work Phone:** 508-280-6931 (CELL)

Email Address: permits@comcast.net **Date Submitted:** 5/8/2023

REQUESTING RE-APPOINTMENT TO: ALTERNATE POSITION, ZONING BOARD OF APPEALS

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings? 90%
- Why do you want to continue serving on the committee/board/commission?
  This is a time when consistency is paramount for good and timely decision making.

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MAY - 8 2023
NANTUCKET TOWN ADMINISTRATION

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

30 years of career experience in matters before various commission/boards, and committees.
A clear understanding of the review and permitting process on the Island
Skilled a reviewing and understand engineering, surveying, and architectural documents
A continued effort to support the goals set forth in 139-1. Purpose

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members. Spouse: member Board of Directors Dreamland and member of the Wharf Rat Club
  Myself: member of Community Sailing
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? No.

Endorsed by the Select Board April 26, 2006.

Agenda Item Summary

Agenda Item #	IX. 1.
Date	6/28/2023

Staff

Erika Mooney, Operations Administrator

Subject

Recommendation for Pilot Pedicab License for Summer 2023

Executive Summary

On April 5, 2023, the Select Board reviewed a pedicab license proposal from Michael Gormley. Following lengthy discussion, the Board voted to "refer the pedicab proposal to the Traffic Safety Work Group (TSWG), the Bicycle and Pedestrian Advisory Committee (BPAC) and the Transportation Program Manager…and to allow the Select Board Chair and Vice Chair to schedule a public hearing if deemed ready."

BPAC held a demonstration and discussion on April 27th with Mr. Gormley about his proposal.

TSWG reviewed the proposal at its May 25th meeting and after discussing concerns about traffic flow and safety, especially along the downtown truck route and the fact that e-bikes are not allowed under Chapter 316/Pedicabs and that changes to the Pedicab regulations to allow e-bikes and expand the service area would be a lengthy public hearing process, voted to take no action on the proposal. It should be noted that TSWG member Mike Burns, the Transportation Program Manager, first moved to support a trial pedicab with no change to the service area but with pedal assist e-bikes and that motion died for lack of a second.

BPAC met again on May 26th and voted to recommend the following:

1. Up to two (2) pedicabs be permitted to operate this summer.
2. The pedicabs be permitted to have a Class I pedal-assist electric motor restricted to 15 miles per hour.
3. The service area be expanded to include portions of Pleasant Street, Union Street, Washington Street, Sparks Avenue, and Orange Street from the core area to the mid-island area and not within or beyond the Rotary.
4. A notice be provided on the pedicabs to solicit public input on their operations using a QR code, website address, or similar guidance for public participation

Since BPAC and TSWG are not in agreement on motions, we are bringing this matter back to the Select Board to decide if they want to move forward with the pedicab proposal for a 2023 summer pilot program; if so a public hearing will have to be scheduled.

Staff Recommendation

BPAC recommendations listed above. TSWG recommended to take no action. Transportation Program Manager is in favor of a 2023 summer pilot program.

Background/Discussion

See executive summary and attachments.

Impact: Environmental ☐ Fiscal ☐ Community☒ Other☐

Potential traffic impacts.

Board/Commission Recommendation

N/A

Public Outreach

N/A

Connection to Existing Applicable Plan (i.e., Strategic Plan, Master Plan, etc.)

Strategic Plan/Transportation – shift commuter mode of choice from driving alone to using other modes of transportation.

Attachments

- Licensing Administrator's AIS from 4/5/2023 Select Board meeting
- Chapter 316, Pedicabs with Service Area map
- NanTukTuk Business Overview
- Select Board minutes from 6/15/2011
- 2011 emails from Town Counsel
- Select Board minutes from 4/5/2023
- TSWG minutes of 5/25/2023
- Memo from Transportation Program Manager dated 6/7/2023 with BPAC recommendation
- BPAC minutes from 4/27/2023; 5/23/2023

Agenda Item Summary

Agenda Item #	X. 2.
Date	4/5/2023

Staff

Amy Baxter, Licensing Administrator

Subject

Pedicab Licenses

Executive Summary

Request for the Select Board to review pedicab proposal received from NanTukTuk and determine if a public hearing should be set to consider issuing pedicab licenses per Town Regulation Chapter 316/Pedicabs (adopted 7-1-2011).

Staff Recommendation

Per Chapter 316: *No person shall engage in the business of transporting persons for hire in a vehicle without first having obtained a license from the Nantucket Select Board (hereinafter "Board") authorizing him/her to engage in such business. The Select Board shall set the number of pedicab owner licenses available in any calendar year at will.*

Staff requests a determination if the Select Board wishes to pursue public discussion on setting a number for available Pedicab licenses to be issued per Chapter 316 requirements.

A public hearing would determine: number of Licenses available, number of pedicabs per license, fees, recommended amendments to regulations as needed.

Background/Discussion

A request for a Pedicab license was received by the Licensing Office from Michael Gormley, dba NanTukTuk. A Business Proposal was requested to outline the proposed services and is attached for review and discussion.

The proposal was reviewed by Town Administration and Police Chief Pittman for comments and recommendations.

Chief Pittman's comments in response to the attached plan:

Questions:

Has the Board adopted a cap on the number of Pedicabs allowed to operate in Nantucket? If so, what is it?

Has the Board adopted a license fee for a Pedicab Owner's License? If so, what is it?

Has the Board adopted a fee for a Pedicab Operators License? If so, what is it?

Observations regarding the Proposal:

The applicant's business plan appears to propose operations outside of the "Pedicab Service Area Map" that was adopted as part of these regulations. The Board could amend the map. I would be hesitant to support any modification outside of very narrow lanes to traverse to the Milestone and Polpis bike paths or the Madaket bike path to facilitate transportation to Sconset and/or Madaket. Unless such an amendment was made, the proposal appears outside of what is allowed per the regulation. Currently such trips would be prohibited.

Impact: Environmental ☐	**Fiscal ☐**	**Community☐**	**Other☐**

N/A

Board/Commission Recommendation

N/A

Public Outreach

N/A

Connection to Existing Applicable Plan (i.e., Strategic Plan, Master Plan, etc.)

N/A

Attachments

Chapter 316, Pedicabs; Pedicab Service Area Map; NanTukTuk Business Overview Proposal; Portion of 6/15/2011 Select Board minutes; 2011 emails from Town Counsel

Chapter 316

PEDICABS

[HISTORY: Adopted by the Board of Selectmen (now Select Board) of the Town of Nantucket 7-1-2011. Amendments noted where applicable.[1]]

TOWN REGULATIONS REFERENCES

Traffic — See Ch. 375.

§ 316-1. Definitions.

As used in these regulations, the following terms shall have the meanings indicated:

PEDICAB — A bicycle with three or more wheels, which is designed to transport passengers on seats attached to the vehicle, which is operated by one person, which is powered solely by human power, and which is used for transporting passengers for hire.

§ 316-2. Pedicab owners.

A. No person shall engage in the business of transporting persons for hire in a vehicle without first having obtained a license from the Nantucket Select Board (hereinafter "Board") authorizing him/her to engage in such business. The Select Board shall set the number of pedicab owner licenses available in any calendar year at will.

B. Pedicabs must be registered to a residential address in the Town of Nantucket.

C. The applicant must have already had the pedicab inspected by the Nantucket Police Department in advance of receiving a license each year and submit a form completed by the Police Department to the Board upon filing an application.

D. No pedicab license shall be issued by the Board until the applicant has presented proof of the vehicle's insurance, that the insurance policy covers no more than four passengers, including the driver, riding in the vehicle, and the applicant provides a certificate of vehicle insurance naming the Town as an additional insured.

E. An applicant shall set forth under oath all information that the Board may require, including, but not limited to:

   (1) The full name, address and phone number of the owner;

   (2) The name and address of all legal and registered owners of the pedicab;

   (3) A description of the pedicab, including trade name, if any, serial number, and body style; and

   (4) The Physical address of pedicab storage.

1. **Editor's Note: The Select Board approved the codification of its regulations, as revised, 4-13-2022.**

F. When a pedicab owner changes his/her address or the place at which a pedicab owned by him/her is kept, the owner shall notify the Board within three days of such change.

G. All pedicabs shall have the business name and the business telephone number posted on rear of the cab in letters no less than three inches high and one-half inch wide. All lettering must be in the form of painted or self-adhesive contrasting lettering. (Magnetic or other removable signs are not permitted.)

H. Hours of operation shall not exceed the hours of 6:00 a.m. to 2:00 a.m. daily. Hours of operation for applicants less than 18 years of age will not extend past 10:00 p.m. daily.

I. Pedicab licenses shall be valid only during the calendar year for which they are issued.

J. A license issued for any pedicab is not transferable.

K. No placards, banners, or advertisements of any description will be permitted upon the outside of any pedicab without the approval of the Board.

L. All pedicab operators shall maintain a neat and clean pedicab while on duty.

M. The pedicab license fee shall be set from time to time by the Select Board.

N. The Nantucket Police Department, under supervision of the Chief of Police, is hereby designated as the enforcement agency of these regulations and shall notify the Board of any violation thereof. Pedicab owners/operators shall comply with all regulations. Any violation of the Board's regulations or any state or local laws or bylaws may result in a suspension or revocation of the license.

O. Pedicab owners shall notify the Board when operators leave the company.

P. Owners/Operators shall charge no fare for pedicab service; operators shall be paid through voluntary payments or tips from passengers only.

Q. No smoking is allowed in pedicabs at any time.

R. The operating company will provide a shift supervisor during the hours of 6:00 p.m. to 2:00 a.m. and proof of radio contact upon request for juvenile-manned shifts.

§ 316-3. Pedicab operators.

Pedicab operator licenses are issued by the Nantucket Police Department and applications shall be filed with the Police Department, 4 Fairgrounds Road, Nantucket.

A. The applicant must be 18 years of age or older, or 16 years of age with written parental/guardian permission.

B. The applicant must have a valid state driver's license and/or internationally approved driver's license, and present a copy to the Board upon filing an application.

C. A certificate of physical fitness issued by a practicing physician shall be mandatory

to accompany all new applications for a pedicab operator's license.

D. Pedicab operator's licenses shall be valid only during the calendar year for which issued.

E. When a pedicab operator changes his/her address, the operator shall notify the Board within three days of such change.

F. A neat and clean appearance is expected of all pedicab operators while on duty.

G. The pedicab operator fee shall be set from time to time by the Select Board.

H. Pedicab operators shall not, when otherwise available for hire, refuse to transport anyone requesting a ride except under the following circumstances:

(1) The transportation requested is such that the operator may not legally accept such passenger.

(2) The proposed passenger is disorderly, engaged in the commission of any crime, or is otherwise unfit to be transported as a passenger.

§ 316-4. Operating regulations.

A. It shall be unlawful for any person:

(1) To operate a pedicab while under the influence of alcoholic beverages or controlled substances other than medication prescribed by a physician. No operator shall operate a pedicab within four hours of having consumed any alcoholic beverage.

(2) To operate a pedicab in any manner that impedes or blocks the normal or reasonable movement of pedestrian or vehicular traffic unless such operation is necessary for safe operation or in compliance with law.

(3) To operate, or cause to be operated, any pedicab upon or along any route unless the Select Board first approves such route. The Board shall approve a map designating a Pedicab Service Area which shall apply to this requirement. The Board may alter the map as it deems necessary.[2]

(4) To operate or cause to be operated at night a pedicab without using headlights and taillights.

B. There shall be no more than four passengers, including the operator, in a pedicab at any one time. Passengers being transported shall remain seated throughout the ride.

§ 316-5. Revocation of licenses.

The Board may suspend or revoke any pedicab license or operator's license for failure to comply with these regulations, state law or local bylaw. The Board shall provide notice and an opportunity for a hearing to licensees prior to taking any such action. The Board may suspend or revoke any pedicab license or operator's license immediately at the Board's discretion for public safety reasons.

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2. Editor's Note: The Pedicab Service Area Map is included as an attachment to this chapter.

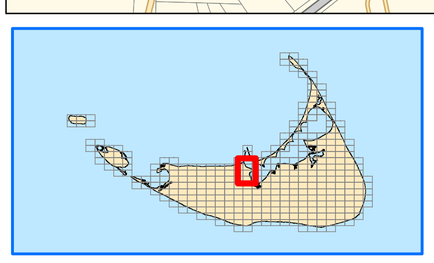
Pedicab Service Area

Effective July 1, 2011

COATUE AV
JEFFERSON AV
HULBERT AV
INDIAN AV
WAY
LINCOLN AV
CAPAUM RD
BATHING BEACH RD
CHARLES ST
HULBERT AV
HENRY ST
N STAR LN
CLIFF RD
GRANT AV
BRANT POINT RD
WAY
N BEACH ST
GALEN AV
SANDY DR
WILLARD ST
WAY
DELANEY RD
WAY
WAY
E LINCOLN AV
WALSH ST
SWAIN ST
N LIBERTY ST
FOLGER LN
KITE HILL LN
NORTH AV
EASTON ST
S BEACH ST
WAY
SUNSET HILL LN
W CHESTER ST
WESCO PL
N WATER ST
SEA ST
FRANKLIN ST
N LIBERTY ST
WAY
ACADEMY LN
ASH LN
BROAD ST
GROVE LN
LILY ST
GAY ST
QUINCE ST
HUSSEY ST
INDIA ST
CENTER ST
FEDERAL ST
S WATER ST
N UNION ST
EASY STREET
STRAIGHT WF
WOODBURY LN
NEW LN
BARNABAS LN
LIBERTY ST
COMMERCIAL ST
HOWARD ST
GARDNER ST
MAIN ST
RAYS CT
PINE ST
FAIR ST
ORANGE ST
UNION ST
WASHINGTON ST
MADAKET RD
QUAKER RD
VESTAL ST
WINN ST
SARATOGA LN
COPPER LN
STARBUCK CT
MILL ST
PLEASANT ST
DARLING ST
FARMER ST
LYON ST
FLORA ST
EAGLE LN
SILVER ST
ANGOLA ST
PROSPECT ST

1 inch equals 244 feet

510 255 0 510 Feet



Data Sources:

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, 2006.

Please send identification of any errors and corresponding corrections to:

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

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 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.

6/16/2011

Pedicab Service Area

NanTukTuk Business Overview

INTRODUCTION

We are submitting this Business Overview in an effort to gain your support to operate a limited number of pedicabs in Nantucket, MA.

NanTukTuk is a small business founded and operated by a passionate team that has worked, lived, and enjoyed Nantucket for many years.

We believe that we have a great solution for a problem that many people face on Island.

BENEFITS

NanTukTuk will allow visitors to experience the island in the best way possible: by bike!

- Reduce vehicular congestion on downtown roads and in its limited parking.
- Reduce impaired or reckless vehicle driving
- Provide a novel, fun, safe, and immersive way to travel on Island

A pedicab is an environmentally friendly solution for anyone to enjoy fresh air and to see the beauty of the Island in an efficient and immersive way...not to mention, getting to their destination safely and quickly!

NanTukTuk is inclusive, including those unable to ride a bike due to age, physical ability, impairment etc., or those who would simply rather sit back, relax and have someone transport them to their destination or show them around!

OPERATIONS

NanTukTuk will provide a safe, fun, and cost effective experience for residents and visitors.

We will partner with local businesses and venues to provide stress-free transportation for their guests.

We will also offer our services to private groups interested in providing a unique transportation experience for their guests, including weddings, parties, and corporate events.

Finally, we will offer a car-free service allowing people an efficient method to travel throughout the core downtown and the surrounding area.

FLOW OF TRAFFIC

NanTukTuks pedicabs will be well equipped, with lighting on the front and rear of the body. Additionally, at roughly half the length and width of a standard car, they will be able to maneuver safely and efficiently within the existing road infrastructure.

Our team and its drivers will be trained and versed in the Island's traffic flows and intersections etc. to ensure that they only enhance the flow of traffic and travel for everyone. We have reviewed the relevant Town regulation and will fully comply with the provisions.

ENGAGEMENT

Our services will either be booked in advance or be available to be hailed for rides around island.

While we are obviously seeking a business opportunity, this proposal is made in the sincere belief that we will be able to enhance the Nantucket experience and have a positive impact on the community that holds a very special place in our hearts. We recognize that would be best accomplished by working in collaboration with the selectboard and community, and we look forward to your input.

CONTACT

Please feel free to reach out to Michael Gormley via email (mgormley17@gmail.com) with any questions.

8. Public Hearing to Consider Appeal of Three Martins Lane LLC of Historic District Commission Disapproval of Certificate of Appropriateness No. 56434 for Property Located at 3 Martins Lane. Chairman Atherton opened the public hearing. Attorney Steven Cohen, representing the appellant, requested that the Board continue the public hearing to 6 July 2011 or when a full board is present. Historic District Commission chair David Barham said he has no objection to a postponement but said he feels a new public notice should be issued. HDC Administrator Mark Voigt said he would like to recognize the abutters present. Mr. Kopko said he is disappointed in the request and the earliest he can anticipate the matter being heard is 20 July 2011. He added that the Town should issue a notice of a continued public hearing date. Mr. Cohen said his client will pay for readvertisement. Mr. DeCosta moved to continue the public hearing to 20 July 2011 and that the meeting will be readvertised at the cost of the appellant; Mr. Kopko seconded. So voted 4-0.

9. Public Hearing to Consider Establishing Pedicab Regulations for the Town of Nantucket. Chairman Atherton opened the public hearing. Chairman Atherton noted the Board has considered pedicab regulations previously and that at least three members wished to discuss the matter again and he said he feels the Town would be better off having regulations in place. Tom Landry said he feels pedicabs should be regulated like a taxi. Mr. Kopko said he is in favor of enacting pedicab regulations based on Town Counsel's recommendation. Chairman Atherton closed the public hearing. Mr. DeCosta moved to adopt the proposed pedicab regulations with two pedicab owner licenses available per year and to adopt a pedicab service area map as presented (outlined in blue); Mr. Kopko seconded. So voted 4-0.

VII. TOWN MANAGER'S REPORT

1. Town Administration: Request for Approval of FY 2011 Year End Budget Transfers. Assistant Finance Director Irene Larivee reviewed the FY 2011 year end budget transfers. Mr. Kopko said that many transfers are being made from salary line items to non-salary line items and asked why. Ms. Larivee answered questions from the Board.

Mr. Willauer left the meeting at 7:52 PM; he returned at 7:54 PM.

Chief Pittman said regarding the police budget transfers, no items had been planned to be purchased at the beginning of the fiscal year but that items needed came up throughout the year. Mr. Kopko said he feels departments are "spending money to spend it" Chairman Atherton said it sounds like "use it or lose it". Chief Pittman said if the Police Department does not get the items now it won't be able to request them again until FY 2013.

Mr. Willauer left the meeting at 8:02 PM; he returned at 8:05 PM. Mr. Tivnan said it is time to scrutinize the budget and decide what would be nice to have versus what is needed. Chairman Atherton noted that the transfers also need to be approved by the Finance Committee. Ms. Larivee said the Finance Committee is reviewing the budget transfers tomorrow. She reviewed further items. Mr. Kopko said he would like to see further detail on large expenditures from Our Island Home and the Police Department. Some discussion followed. Mr. DeCosta moved to approve the FY 2011 budget transfers with the exception of Our Island Home and the Police Department which will be addressed at the Board's 22 June 2011 meeting; Mr. Kopko seconded. So voted 4-0.

2. Town Administration: Review of Financial Policies. Mr. Tivnan clarified that the Board is reviewing various financial policies tonight, but no action is being requested. He added that the policies, which include accounting and financial reporting, reserves, use of one time revenue sources, and user fees and charges, have been reviewed by the auditor and Mark Abrahams, and that the Finance Committee

Erika Mooney

From: Brian Riley [BRiley@k-plaw.com]
Sent: Thursday, May 19, 2011 4:39 PM
To: Libby Gibson
Cc: Leonard Kopelman; Erika Mooney
Subject: Pedicabs
Attachments: 94p_01!.DOC

Libby: I sent the attached email opinion on April 27 but it may have been lost in the shuffle. In my opinion, the Board of Selectmen is not obligated to adopt pedicab regulations. In my further opinion, if the Board decides not to do so, pedicabs would be able to operate on public ways in Town, without the need of a permit or other approval of the Town.

As noted in my attached opinion, G.L. c.40, §22 authorizes the Selectmen to adopt regulations for the use of vehicles on public ways, and this statute is the basis for all municipalities that have adopted taxicab regulations. Such regulations are not mandatory, however. There is a long history, of course, of municipalities regulating taxicabs. In my opinion, this grew out of the realization that unregulated taxis could result in the operation of dangerously unsafe vehicles, undesirable operators and the practice of price gouging of unsuspecting passengers, so there is a clear public interest in avoiding all of those through thorough regulations and licensing requirements.

Pedicabs are a new phenomenon, but they are clearly "vehicles," in my opinion, and may be regulated just as taxicabs are regulated. The Selectmen may reasonably decide, however, that the proposed use of pedicabs does not pose the same public safety and/or interest concerns that motorized taxicabs do and decide to allow them to operate without Town regulation – while I have no firsthand knowledge of the situation in Chatham, it appears that the Chatham Selectmen decided to put off adopting regulations. If the Board decides not to adopt regulations now but wants to later on, in my opinion, it may adopt regulations and there would be no exemption from such regulations for any pedicab owner already operating.

If the Board would like Counsel there on June 15 and Leonard is not able to attend, I would be happy to attend, but I will leave that up to you two.

Brian

From: Leonard Kopelman
Sent: Thursday, May 19, 2011 3:25 PM
To: Brian Riley
Cc: Libby Gibson
Subject: FW: June 15

Could you please give them an opinion in writing even though we advised on this orally.

From: Libby Gibson [mailto:LGibson@nantucket-ma.gov]
Sent: Thursday, May 19, 2011 12:22 PM
To: Erika Mooney; Leonard Kopelman
Subject: RE: June 15

There is a recurring question from Board members as to whether or not we have the regulations in place, someone can legally operate a pedicab business without Town approval.

C. Elizabeth Gibson
Town Manager
Town of Nantucket

(508) 228-7255

From: Erika Mooney
Sent: Thursday, May 19, 2011 12:17 PM
To: Leonard Kopelman
Cc: Libby Gibson
Subject: June 15

Hello Leonard:
Libby would like you or someone from Town Counsel to attend the Board's June 15 meeting, as we will be discussing the pedicab regulations, again. Please confirm, and let me know who we should be expecting. Many thanks,

Erika

Erika D. Mooney
Executive Assistant to the Town Manager
Town of Nantucket
508-228-7266 Direct
508-228-7255 Town Administration
508-228-7272 Fax

From: Brian Riley
Sent: Wednesday, April 27, 2011 10:40 AM
To: Erika Mooney
Cc: 'Libby Gibson'; Leonard Kopelman
Subject: Pedicabs

Erika: I will follow up on our conversation yesterday by addressing your questions below. I understand that the Board considered the applicant's information at a public hearing but continued the matter and the regulations for deliberations tonight. First, in my opinion, the Board is not required to adopt regulations for pedicabs. General Laws Chapter 40, §22 authorizes the Board to adopt regulations for the "regulation of carriages and vehicles used therein, and may set penalties for the violation thereof; and may set and receive an annual fee for each license granted to a person to use any such carriage or vehicle therein." But it is not mandatory. Therefore, the Board could decide to allow the current applicant to run his business this season and then evaluate whether regulations and a permitting system are advisable (in the event that there are any incidents or that additional people express an interest in operating pedicabs, for example). This is apparently what Chatham did last year. We have a couple of client towns that adopted regulations up front, but I do not see a risk to the Town associated with waiting to see how the enterprise fares this year.

A formal regulation adopted under c.40, §22 is the only way, other than a by-law, to impose mandatory requirements on a pedicab owner, and so the Board could not forego adopting regulations and then tell the applicant that he must have insurance to operate. As a practical matter, of course, the applicant would be very ill-advised to operate without any insurance, which would serve to protect both him and his passengers. It appears that Chatham requested that their applicant submit a certificate of insurance, and the Board may wish to do the same for Mr. Antonik to have proof that the public has some protection. On a related note, it is conceivable that a passenger suffering injuries could attempt to make a claim against the Town regarding the operation of pedicabs on public ways, whether or not the Board adopts regulations. Such a claim would have a very weak basis, however, in my opinion, as the Massachusetts Tort Claims Act generally exempts a municipality from liability associated with discretionary functions, such as the regulation of public ways.

If the Board does adopt regulations, it has the authority to amend or rescind them later at any time, in my opinion. Moreover, if the Board decided later to adopt regulations, any pedicab operator already in business would not be able to validly claim that they are "grandfathered" or exempted from the regulations. Finally, I would note that one primary reason for the strict regulation of taxicabs is to establish a rate schedule and protect the public from price gouging on the part of taxi operators. Given that Mr. Antonik plans to not charge any fee but depend on tips for his income, this policy reason for regulation is absent, at least as it now stands. It is a policy decision for the Board, therefore, as to whether to adopt the regulations now or to wait and see how the service goes this year.

If you have further questions, please let me know.

Brian W. Riley, Esq.
Kopelman and Paige, P.C.
101 Arch Street
12th Floor
Boston, MA 02110
(617) 556-0007
(617 654-1735 (Fax)

merely an update as to the registration program, not about the quality of any data. Rebek Duhaim commented on the program and suggested that the system be tested before going live, noting that she believes people willing to help with this could be easily found (such as herself). She commented that June will be a difficult time to roll out the program because many short-term rentals are already booked by then. Diane Brickley shared the concerns expressed by other speakers as to the comment about "protecting the integrity of the town". Henry Sanford asked if there would be a way for a third-party(s) to assist with the registrations on behalf of the owners. Mr. Santamaria said "yes".

IX. CONSENT ITEMS

1. Gift Acceptances: Department of Public Works. Ms. Mohr moved to accept the gift for the DPW for the designated purpose, with thanks to the donor; seconded by Mr. Fee; by roll call vote: Ms. Holdgate - Yes; Mr. Fee – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; so voted.

X. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS

1. Robert B. Our Co., Inc.: Request to Amend Waiver of Town Noise Bylaw Approved March 8, 2023 for Third Sewer Force Main Project on Surfside Road to Start Night Work April 3, 2023 (Instead of April 24, 2023) through June 2, 2023, 4:00 PM to 3:00 AM, Monday through Thursday Nights. Sewer Director David Gray explained the purpose of the request, noting that some unexpected issues have arisen which need to be resolved promptly.

Ms. Mohr moved approval as presented; seconded by Dr. MacNab; by roll call vote: Ms. Holdgate - Yes; Mr. Fee – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; so voted.

2. Licensing: Review Request for Pedicab License Hearing for "NanTukTuk". Licensing Administrator Amy Baxter reviewed the Board's pedicab regulations and the history of why those were adopted in 2011. Mr. Fee asked if there was a staff recommendation. Ms. Baxter said if anything perhaps feedback could be received from the Transportation Program Manager or the Traffic Safety Work Group. Ms. Baxter expressed her opinion that some sort of review should occur; however, she also emphasized that taking on new services and programs like this is extremely challenging, especially with the challenges already faced with existing services and programs. She encouraged caution. Some discussion followed about the "pedicab service area", a map of which was projected on the video screen. Michael Gormley, proposer of this request, spoke on his experience operating a pedicab business in Charleston. He suggested the possibility of a "pilot program" before formal license consideration. He spoke on the benefits he believes would be realized with pedicabs and explained how some of the operational issues would be handled with respect to parking, the area within which he would propose to operate and the clients he would intend to serve. Ms. Mohr commented that potentially the regulations would have to be amended and she does not think this program is ready for this season. She suggested more feedback from Town staff and acknowledged there are other issues to be focused on. Robert DeCosta said he was on the Board when the regulations were adopted. He said he was concerned at the time of adoption and was opposed to the issuance of licenses. He noted he was recently in Charleston, saw pedicabs in operation and does not think they will work here. Dr. MacNab said the proposal is intriguing and he would like to explore the idea of a pilot program. Mr. Gormley spoke again in favor of a pilot program and said he would ensure his vehicles are not a "public burden". Ms. Holdgate expressed "mixed feelings" about the proposal and said she might consider a pilot program. She agreed with a review by the Traffic Safety Work Group. Ms. Baxter suggested a pilot program if the Board is favorable to try this out, with specific parameters. Mr. Gormley agreed with a review by Traffic Safety and said he does not think much would need to change, if anything, with the existing regulations, for a pilot program. Mr. Fee suggested further review by Traffic Safety, the

Bicycle Pedestrian Advisory Committee (BPAC) and the Transportation Program Manager before a public hearing. Ms. Mohr said this is not a high priority, especially given the staffing challenges in the Town. Some discussion followed. Ms. Holdgate suggested the next step be review by Traffic Safety at its next meeting, with a report back to the Board after that. After some continued discussion, Mr. Fee moved to refer the proposal to Traffic Safety, BPAC and the Transportation Program Manager, when they can take it up and to allow the Select Board Chair and Vice Chair to schedule a public hearing if deemed ready; seconded by Dr. MacNab; by roll call vote: Ms. Holdgate - Yes; Mr. Fee – Yes; Dr. MacNab – Yes; Ms. Mohr – No; so voted. Mr. Fee asked Ms. Mohr about her vote. Ms. Mohr reiterated her concern as to Town staffing challenges and other priorities. Ms. Holdgate said the reality is that this is more likely for next season than this summer.

3. Nantucket Property Owner LLC: Request for Waiver of Sewer Connection Permit Fees and Sewer Capacity Fees for Eight (8) Units of 80% AMI (Area Median Income) Restricted Units and One (1) Unit of 175% AMI within Sandpiper Place II off Old South Road:

- 5 Beach Grass Road – 80%
- 2 Indigo Drive – 80%
- 16 Honeysuckle Drive – 80%
- 21 Honeysuckle Drive – 80%
- 6 Beach Grass Drive – Duplex 80%
- 13 Beach Grass Road – Duplex 80%
- 15 Honeysuckle Drive – 175%

Housing Director Tucker Holland introduced the item, noting that Nantucket Property Owner LLC ("NPO LLC") is the successor/assign to a portion of the Sandpiper I and II homeownership development and therefore, it is subject to certain aspects of the Memorandum of Agreements between Richmond and the Town, and is eligible to avail itself the Select Board's current Sewer Fee Waiver Policy adopted in November of 2022. He noted pursuant to the Sewer Fee Waiver Policy, NPO is eligible for waivers of the sewer permit connection fees and Sewer Capacity Fees for the eight units at 80% AMI and a waiver of the sewer permit connection fee only for the one unit at 175% AMI. Mr. Holland explained the recommendation as contained in the Board's agenda packet, including conditions that sufficient documentation (e.g., Regulatory Agreements, deed restrictions, Planning Board approvals, etc.) regarding Town Counsel's and DHCD's satisfaction as to 1) all income-restricted unit types are acceptable, 2) all income-restricted units are deed restricted at the respective income levels in perpetuity, and 3) all income-restricted units are in approved locations as a number of these lots had to move or be swapped from the original lots designated due to size constraint, accommodating a pool/amenity center and increasing restricted unit count. Linda Williams, representing the applicant, commented that the conditions are "unnecessary" and cited a document she received from the Planning Office, today, confirming that. Mr. Holland said he would prefer to confirm the representation by Ms. Williams, with the state directly. Mr. Fee asked about the calculation of the waivers. Mr. Holland explained. Ms. Mohr moved approval as presented and subject to confirmation by the state of the recommended conditions to Mr. Holland; seconded by Mr. Fee; by roll call vote: Ms. Holdgate - Yes; Mr. Fee – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; so voted. Dr. MacNab said he does not appreciate getting information at the meeting, such as what Ms. Williams provided.

4. The Richmond Company, Inc.: Request for Waiver of Sewer Connection Permit Fees and Sewer Capacity Fees for Eight (8) Units of 80% AMI (Area Median Income) Restricted Units and Two (2) Units of 175% AMI within Sandpiper Place II off Old South Road:

- 1 Aster Court Drive – 80%

Chief Pittman moved to convert the current 15-minute parking space to a loading zone, Monday through Saturday, 9:00 AM to 4:00 PM; seconded by Chief Cranson; by roll call vote: Chief Pittman – Yes; Chief Cranson – Yes; Mr. Burns – Yes; Chair Gasbarro – Yes; so voted.

DPW Deputy Director Richard Moore joined the meeting at 10:58 AM.

4. Review request for curb cut for 12 Gay Street, resulting in the elimination of one on-street parking space on Westminster Street. Chair Gasbarro recused himself from this matter. David McCree reviewed the request, noting there is an existing curb cut for the property on Westminster Street from a prior driveway that had been eliminated for some years and he hopes to reestablish. Chief Pittman moved to approve the request for a curb cut as requested, which would eliminate one on-street parking space; seconded by Chief Cranson. Mr. Burns asked if a net gain could be had, by adding room for two vehicles in the new driveway. Mr. McCree said he hoped to keep the greenspace in the yard. On the motion, by roll call vote: Chief Pittman – Yes; Chief Cranson – Yes; Mr. Moore – Yes; Mr. Burns – Yes; so voted.

5. Review request to change Surfside Road/Miacomet Rod/Surfside Drive to a 4-way stop; move crosswalk on Surfside Road at Bartlett Road closer to Bartlett Road. Chair Gasbarro noted that the requestor, Michael Humphrey, is not present but communicated with him about his requests.

- Change Surfside Road/Miacomet Rod/Surfside Drive to a 4-way stop – Mr. Burns noted that intersection control has been recommended in the past but it need study and engineering review. Ms. Mooney asked if it could be done on a temporary/trial basis like the three-way stop at Surfside Road and Bartlett Road. Chair Gasbarro said he feels a study is needed before a trial is attempted. Mr. Burns said that many intersections have issues and they need to be studied and crash data analyzed. He offered to add it to the study list; the group consensus was to do so. Walter Flaherty stated that straightening this intersection was previously discussed. Mr. Burns said he wants to "do his homework" on this.
- Move crosswalk on Surfside Road at Bartlett Road closer to Bartlett Road – the work group reviewed a GIS map of the area. Chair Gasbarro said he is not sure there is a better location. Mr. Burns said this would take a bigger engineering effort with input from the Nantucket Public Schools. Chair Gasbarro suggested the work group take no action; there was consensus to take no action. Mr. Burns added that he has never felt unsafe using that crosswalk.

6. Review request for a crosswalk on Low Beach Road at Silver St. Chair Gasbarro reviewed the request. Chief Pittman moved to approve the installation of a crosswalk as requested; seconded by Mr. Burns; by roll call vote: Mr. Moore – Yes; Chief Cranson – Yes; Chief Pittman – Yes; Mr. Burns – Yes; Chair Gasbarro – Yes; so voted.

7. Review of proposed NanTukTuk pedicab business; update from April 27, 2023 Bicycle and Pedestrian Advisory Committee NanTukTuk demonstration and discussion. Chair Gasbarro noted that he attended the April 27, 2023 Bicycle and Pedestrian Advisory Committee (BPAC) meeting. Michael Gormley of NanTukTuk stated that one issue BPAC discussed was concern over pedicabs on the truck route. He said he has since spoken with Curren Huyser of Your Friend with a Truck who felt the pedicabs would pose no issue with the truck route. Mr. Gormley said the proposed e-bikes are class 1, the safest e-bikes, which go 20 MPH but can be ordered with governors that restrict the bikes to 15 MPH. He added that he spoke with the pedicab manufacturer and the braking system is "more than" equipped to break fully loaded with passengers and will passengers will have seat belts. Mr. Mooney spoke on her experience with the April 27

demo ride that she took, noting that the pedal assist failed and traffic backed up behind the pedicab starting on Gardner Street as it made its way to the Meeting Trailer at 131 Pleasant Street. She said she didn't feel Mr. Huyser is an expert on the truck route traffic or safety and that she doesn't feel pedicabs should be allowed outside the current service area. Mr. Burns said he appreciated the effort made for the demo and it was unfortunate the electric pedal assist failed as he feels that is important to have. He spoke in favor of changing the Pedicab Regulations to allow for e-bikes. Chair Gasbarro expressed concern about traffic safety and flow and adding another class of vehicle and how it could impact the truck route. Chief Cranson echoed Chair Gasbarro's concerns. Mr. Gormley said the city of Ontario undertook a study and found pedicabs to be the safest vehicle on the road. He claimed they have been proven to be "incredibly" safe as they are half the width of a regular vehicle and will have fully trained operators. Ms. Mooney noted another concern discussed at the BPAC meeting was the charging and storage of e-bike batteries and how that will be addressed. Mr. Gormely said the bikes he would use are top of the line and have batteries that are not problematic. He said he would like to start with two pedicabs or even on for a trial period. Ms. Mooney noted that the final decision is up to the Select Board and that if e-bikes are being proposed the Pedicab Regulations would need to be changed to allow them. Mr. Burns said Cliff Road and North Beach Street are the only areas of concern he sees in the service area. Mr. Burns moved to support a trial pedicab with no change to the service area with pedal assist e-bikes. The motion failed for lack of a second. Chief Pittman moved to take no action. He said the issue he has is that pedal assist bikes would help with traffic but changing the regulations is not easy. Mr. Gormley noted he is starting a pedicab business in Portsmouth, NH this summer. Mr. Moore seconded the motion; by roll call vote: Mr. Moore – Yes; Mr. Burns – Yes; Chief Cranson – Yes; Chief Pittman – Yes; Chair Gasbarro – Yes; so voted.

8. Review request for two temporary parking spaces on Bathing Beach Road for Nantucket Community Sailing to accommodate special needs students. Nantucket Community Sailing (NCS) executive director, Diana Brown, spoke on the request to have two designated parking spaces near NCS's beach entrance on Wednesday mornings and Friday afternoons for special needs students, whose parents have to attend lessons with them. Chief Pittman said he sympathized and understands the request but feels the current request is not doable as there are no provisions in the Traffic Regulations to dedicate public parking spaces for private organizations. He suggested a possible accessible parking space instead, with an isle. Chair Gasbarro agreed with Chief Pittman regarding the mechanics of the regulations and enforcement. Ms. Brown said she thinks an accessible space will help. Chair Pittman moved to create one new accessible parking space at the NCS beach entrance with an isle; seconded by Mr. Burns; by roll call vote: Mr. Moore – Yes; Mr. Burns – Yes; Chief Cranson – Yes; Chief Pittman – Yes; Chair Gasbarro – Yes; so voted.

1. Review request to adjust yellow no parking line across from 10 York Street (previously approved April 15, 2021) to accommodate new driveway relocation. Chair Gasbarro recused himself from this matter. Dani Petkova reviewed the request, noting that in 2021 the Traffic Safety Work Group and the Select Board approved a curb cut at 10 York Street which eliminated one on-street parking space, and the DPW painted a yellow no-parking line as approved at that time. She said that since then, the site plans have changed and the driveway was relocated to the other side of the lot; she requested an "adjustment" of the yellow line to accommodate the new driveway location. Mr. Burns asked if a new curb cut has been approved by the DPW; Ms. Mooney said a new curb cut application was not submitted as part of the request. Ms. Petkova said one was submitted but it was conditioned on being able to move the yellow line. Ms. Mooney noted the previous driveway location was across from another driveway so only one parking space was lost. Chief Pittman said he is not in favor as additional on-street parking will be lost because the yellow line painted was across an existing driveway, which would stay, and two new spaces would be lost to accommodate this new double width driveway. Mr. Burns said it is unclear to him how much on-street parking is being

NP&EDC
NANTUCKET PLANNING AND ECONOMIC DEVELOPMENT COMMISSION

MEMORANDUM

TO: **Select Board**
Town Manager

FROM: **Mike Burns, AICP**
Transportation Program Manager

CC: **NP&EDC**

DATE: **June 7, 2023**

RE: **BPAC Recommendations – NanTukTuk Pedicab Operations**

Please be advised that at their May 26, 2023 meeting the Bicycle and Pedestrian Advisory Committee (BPAC) reviewed the application submitted by NanTukTuck Pedicab at the request of the Select Board and voted unanimously to recommend the following:

1. Up to two (2) pedicabs be permitted to operate this summer.
2. The pedicabs be permitted to have a Class I pedal-assist electric motor restricted to 15 miles per hour.
3. The service area be expanded to include portions of Pleasant Street, Union Street, Washington Street, Sparks Avenue, and Orange Street from the core area to the mid-island area and not within or beyond the Rotary.
4. A notice be provided on the pedicabs to solicit public input on their operations using a QR code, website address, or similar guidance for public participation.

This meeting and recommendations are subsequent to an April 27, 2023 BPAC meeting to participate in a demonstration of the pedicab by NanTukTuk.

If you have any questions regarding this request, please contact me.

Thank you.

Attached: April 27, 2023 Meeting Minutes
May 26, 2023 DRAFT Meeting Minutes

2 Fairgrounds Road ◆ Nantucket, MA
508.325.7587 ◆ 508.228.7298 facsimile

Bicycle and Pedestrian Advisory Committee

Thursday, April 27, 2023
At 3:00 PM
at 131 Pleasant Street, Room A, Nantucket, MA 02554

APPROVED MINUTES

Members Present: Ian Golding (Vice-Chair), Michel Kremer, John Mynttinen, Joseph Topham, RJ Turcotte
Members Absent: Jason Bridges (Chair), Laura Walters
Staff Present: Mike Burns
Others Present: Erika Mooney, Chief Michael Cranson, Art Gasbarro, Jasper Young,
Via Zoom: Michael Gormley (NanTuckTuck Pedicab)

1. **Administrative Items**
    1. Call to order
    - Vice Chair Ian Golding called meeting to order at 3:05PM

    2. Establishment of a Quorum
    - This Vice Chair declared a quorum present

    3. Approval of Agenda
    - There was consensus to approve the agenda

    4. Approval of Minutes
    - There were no minutes to approve

2. **Action and Discussion**
    1. NanTuckTuck Pedicab Demonstration and Discussion
    - Erika M described the proposed pedicab service and local regulations, noting the proposed service is requesting waiver of the restriction on pedal-assist vehicles. A demonstration ride from the Town Buidling to 131 Pleasant St was described to the attendees, which used Hussey, Gardner, Milk, New Dollar, Mill, and Pleasant Streets. Attendees were offered rides after the meeting.
    - Michel K asked why the area to use pedicabs was restricted to the Brant Point area.
    - Erika M responded that there were a variety of concerns with safety and traffic flow to allow them in other areas and along streets used for the truck route.
    - There was discussion of the 20MPH restriction on pedal-assist bikes.

- Michael G noted that his company intends to use pedal-assist, the demonstration vehicle is an older model and newer models performed better, the pedicab can pull out of the traffic flow to pickup and drop off.
- John M asked if the 4 foot passing buffer is enforceable.
- Michael G responded that extensive safety training will be done for all drivers.
- Erika M noted concerns with impacts to truck route traffic on Easy, Candle, Broad, and Washington Streets. Cobblestone roads were noted as a concern.
- Michael G responded that the truck route would be avoided and other roadways would be avoided that would impact the rider experience. He noted he is requesting the change to allow pedal-assist since the new models are quicker and would cause less disruption.
- John M asked about the market and cost of the service.
- Ian G asked about helmet use, seat belts, handlebars, tipping, lining the service area to the network of paths, and adding Pleasant Street to the service area.
- Michael G responded that helmets are not required and that this is for leisure activities and not for running errands. If successful the business could be expanded to other areas, and does not intend to request changes in the payment restrictions in the regulation. And noted upgrade to the vehicles are possible.
- Art G noted concern with new vehicle type and need for passing may create congestion and safety concerns.
- Chief Cranson same concerns with congestion, speed, safety, and helmets.
- Jasper Y noted this service could work in Sconset and not Town, asked about insurance rates, and concerns with storage of lithium batteries.
- Michael G responded that pedicabs are successful in congested environments, driver training would be stressed, pedicabs are generally safe with a tricycle base, insurance rates are within budget, and private options for storage being evaluated with newer models having special storage cases for batteries.
- No action taken.

3. Other Business

1. Committee Comment
- There were no comments

2. Public Comment
- There were no public comments

4. Adjourn
- The Vice Chair declared the meeting adjourned at 3:57PM.

Submitted by:
Mike Burns

Bicycle and Pedestrian Advisory Committee

Friday, May 26, 2023
At 3:30 PM
Via ZOOM

DRAFT MINUTES

Members Present: Jason Bridges (Chair), Ian Golding (Vice-Chair), Michel Kremer, John Mynttinen, Joseph Topham, RJ Turcotte, Laura Walters
Members Absent: None
Staff Present: Mike Burns
Others Present: Michael Gormley (NanTuckTuck Pedicab), Bruce Mendel

1. **Administrative Items**
   a) Call to order
   - Chair called meeting to order at 3:33PM

   b) Establishment of a Quorum
   - The Chair declared a quorum present

   c) Approval of Agenda
   - There was consensus to approve the agenda

   d) Approval of Minutes
   - Motion: made by Ian G and seconded by Joseph T to approve the minutes of April 26, 2023
   - Action: approved unanimously

2. **Action and Discussion**
   a) NanTuckTuck Pedicab Demonstration and Discussion
   - Mike B mentioned this was a follow up to the April 26th demonstration, and that the Traffic Safety Work Group had met and took no action on this request.
   - Michael G noted that his request is to operate within the service area and avoid the truck route.
   - There was discussion of the classes of ebikes.
   - Laura W asked where the pedicab would wait for rides.
   - Michael G responded that most trip loading would be on private property of businesses with prior approval and no curb space would be used for standing.
   - Michel K suggested expanding the operation in the future after a pilot year.

- Jason B requested a motion to approve an operation of two pedicabs this summer, restricted to Class I electric motors with pedal-assist up to 15 miles per hour, expanding the service area to mid-island and include Union, Sparks, Orange, Pleasant, and Washington Street up to and not including the Rotary, and that an advertisement be on the pedicab to allow for public evaluation and survey of operation.
- Motion: made by Joseph T and seconded by Ian G to approve an operation of two pedicabs this summer, restricted to Class I electric motors with pedal-assist up to 15 miles per hour, expanding the service area to mid-island and include Union, Sparks, Orange, Pleasant, and Washington Street up to and not including the Rotary, and that an advertisement be on the pedicab to allow for public evaluation and survey of operation.
- Action: approved unanimously

b) Bike Safety Video

- Mike B mentioned the Town's Communiations staff requested comments on a script for a bike safety video.
- John M suggested removing the name "Chad"
- Ian G suggested encouraging a maximum of 15MPH on paths
- Michel K suggested the need for lights on bikes as night
- There was consensus to support other comments by Michel K submitted via email
- No action was taken

c) On-going Projects

i. Mid-Island Complete Streets projects – design options

- Mike B reviewed the design options for bicycle and pedestrian accommodations along Pleasant, Williams, and Sparks Avenue
- Laura W mentioned the need for a facility from the schools to the Nobadeer playing fields
- Jason B mentioned the need for a dedicated meeting to review and discuss projects and their various design options

ii. Tom Nevers

- Mike B review the design options for a multi-use path along Tom Nevers Road
- John M mentioned concerns at the Old Tom Nevers Road intersection

iii. Path Signage

- Mike B mentioned he is researching the status of the signage to alert all traffic of bicycle right of way at crossings at intersections and noted that the DPW's bicycle maintenance funding could be used for the modifications.

3. Other Business

a) Committee Comment

- There were no comments

b) Public Comment

- Bruce M discussed article 72 from the 2023 Town Meeting. He mentioned that he met with the Finance Committee about the article and it was represented that

BPAC did not support the article. He requested action to verify the recommendation as no minutes of that meeting are available.

- Ian G mentioned that this would be discussed at a future meeting

4. **Adjourn**

- Motion: made by Michel K and seconded by Laura W to adjourn
- Action: approved unanimously to adjourn at 4:55PM.

Submitted by:
Mike Burns

Agenda Item Summary

Agenda Item #	X. 1.
Date	6/28/2023

Staff

Erika Mooney, Operations Administrator

Subject

Conveyance of Town-owned Yard Sale Parcel Known as Lot A, Atlantic Avenue as Shown on Plan of Land Entitled "Roadway Disposition Plan in Nantucket, Mass. of Portions of Unconstructed 'Masaquet Avenue' 'Atlantic Avenue'," Dated January 11, 2023, Prepared by Bracken Engineering, Inc. and Recorded with Nantucket County Registry of Deeds as Plan No. 2023-17, Pursuant to Vote on Article 99 of 2011 Annual Town Meeting.

Executive Summary

This is part of the completion of the Yard Sale Program pursuant to Article 99 as voted at the 2011 Annual Town Meeting. Lot A has an area of 2,073 +/- SF. The Real Estate Assessment Committee reviewed the conveyance at its 6/21/2023 meeting and voted to recommend the conveyance at the price recommended of $1.00 as this conveyance is to the Nantucket Land Bank. The Coastal Resilience Coordinator reviewed this matter as to resiliency issues and said that "according to the FEMA erosion maps there is no risk of erosion. In addition, looking at the Massachusetts Coastal Flood Risk Model, presently there is no risk of flooding but there is low probable risk come 2050 and 2070 (basically a 100-1,000 year storm). From a Coastal Resilience standpoint, there is no to low risk in keeping the parcel in question."

Staff Recommendation

Proceed with the approval and execution of the deed. Town Counsel has prepared and reviewed the documents.

Background/Discussion

The documents clearly provide that the land cannot be used to create a subdividable parcel unless the land previously could be subdivided. Additionally, Land Bank property is restricted due to its own charter and legislation.

Impact: Environmental ☐ Fiscal ☐ Community☒ Other☐

To complete the conveyance of a previously authorized transaction at town meeting.

Board/Commission Recommendation

REAC recommends approval.

Public Outreach

Conveyance approved at 2011 Annual Town Meeting.

Connection to Existing Applicable Plan (i.e., Strategic Plan, Master Plan, etc.)

Consistent with the intent of the Yard Sale Program.

Attachments

Quitclaim Deed, Plan No. 2023-17

QUITCLAIM DEED

Lot A, Atlantic Avenue,
Nantucket, Massachusetts

The **TOWN OF NANTUCKET**, a Massachusetts municipal corporation, acting by and through its Select Board, having an address of Nantucket Town & County Building, 16 Broad Street, Nantucket, Massachusetts 02554 ("Grantor"), pursuant to the authority of Article 99 voted upon at the 2011 Annual Town Meeting, a certified copy of which is attached hereto, for consideration of One Dollar ($1.00) and other good and valuable consideration the sufficiency of which is hereby acknowledged hereby grants with QUITCLAIM COVENANTS to the **NANTUCKET ISLANDS LAND BANK**, a body politic and corporate established pursuant to Chapter 669 of the Acts of 1983, as amended, acting by and through the Nantucket Islands Land Bank Commission, having an address of 22 Broad Street, Nantucket, Massachusetts 02554 ("Grantee") to be used for the purposes set forth in the enabling legislation for the Nantucket Islands Land Bank, a certain parcel of land in Nantucket, Massachusetts shown as Lot A, Atlantic Avenue, containing 2,073± square feet on a plan of land entitled "Roadway Disposition Plan in Nantucket, Mass. of Portions of Unconstructed 'Masaquet Avenue' 'Atlantic Avenue'," dated January 11, 2023, prepared by Bracken Engineering, Inc. and recorded with Nantucket County Registry of Deeds as Plan No. 2023-17 (the "Premises"). The Premises hereby conveyed is a portion of Atlantic Avenue and is vacant land.

For Grantor's title see Order of Taking by Eminent Domain of Portions of Masaquet Avenue and Atlantic Avenue dated December 21, 2022, recorded with Nantucket County Registry of Deeds in Book 1925, Page 315.

No deed stamps are due on this conveyance pursuant to G.L. c.64D, § 1.

Signature Page to Follow

Executed under seal this _____ day of _____, 2023.

TOWN OF NANTUCKET
By its SELECT BOARD

_____
Dawn E. Hill Holdgate

_____
Brooke Mohr

_____
Matthew G. Fee

_____
Thomas M. Dixon

_____
Malcolm W. MacNab

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss

On this _____ day of _____, 2023, before me, the undersigned Notary Public, personally appeared, Dawn E. Hill Holdgate**,** Brooke Mohr, Matthew G. Fee, Thomas M. Dixon and Malcolm W. MacNab, members of the Town of Nantucket Select Board and proved to me through satisfactory evidence of identification, which was personal knowledge, to be the persons whose names are signed on the preceding document, and acknowledged to me that they signed it voluntarily for its stated purpose as members of the Town of Nantucket Select Board.

_____
Notary Public
My Commission Expires:
:

ACCEPTANCE BY NANTUCKET ISLANDS LAND BANK

We, the undersigned being a majority of the members of the Nantucket Islands Land Bank Commission, hereby certify that at a meeting of the Commission held on the _____ day of _____, 2023, upon motion duly made and seconded, it was voted to accept the foregoing Deed of the Town of Nantucket.

NANTUCKET ISLANDS LAND BANK
By its Commission

_____
Neil Paterson

_____
Allen B. Reinhard

_____
Mark Donato

_____
Kristina Jelleme

_____
John J. Stackpole

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss.

On this _____ day of _____, 20123, before me, the undersigned notary public, personally appeared the above-named Commissioners, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it in their capacity as Commissioners of the Nantucket Islands Land Bank voluntarily for its stated purpose.

_____
Notary Public
My Commission Expires:

2023 00000017
Bk: Pg: 0 Page: 0
Doc: PLAN 03/27/2023 02:53 PM

NANTUCKET REGISTRY OF DEEDS
Date: March 27, 2023
Time: 2:53 PM
Plan No: 2023 - 17
Attest: Register
Sheet 1 of 1

RESERVED FOR REGISTRY USE

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR

1/11/23

ALAN M. GRADY, PLS
MASSACHUSETTS REG.
No. 37732

PLAN SCALE
0 8 16 24 32 40 60 80 120
1 inch = 40 feet

N
W E
S
MA. COORD. SYSTEM ISLAND ZONE

LOT C
1,442± S.F.

LOT B
31,063± S.F.

LOT D
3,433± S.F.

LOT A
2,073± S.F.

PROPOSED 15' WIDE EASEMENT TO LAND BANK
1,369 S.F.

PROPOSED 15' WIDE EASEMENT TO LAND BANK
2,025 S.F.

#6 GLADLANDS AVENUE
MAP 80 PARCEL 179
N/F
GRETA J. AND WILFRED R. KINDERMANN

#4 MASAQUET AVENUE
MAP 80 PARCEL 194
N/F
CARMINE AND AMY DISIBIO

#8 MASAQUET AVENUE
MAP 80 PARCEL 193

#7 MASAQUET AVENUE
MAP 80 PARCEL 144

#3 MASAQUET AVENUE
MAP 80 PARCEL 145
N/F
BRIAN AND GEORGENE ZEVNIK

#4 POCHICK AVENUE
MAP 80 PARCEL 431

#1 POCHICK AVENUE
MAP 80 PARCEL 293

#2 WEWEEDER AVENUE
MAP 80 PARCEL 103

SURFSIDE
MAP 80 PARCEL 39
N/F
NANTUCKET ISLANDS LAND BANK

ATLANTIC AVENUE
MAP 80
PARCEL 219
N/F
NANTUCKET ISLANDS LAND BANK

LOT "A"
PLAN #2016-47

GRAVEL DRIVE

EXISTING 4' WIDE PATH

EXISTING 7' WIDE PATH

THESE LINES ARE AT LEAST 15' FROM THE EXISTING DRIVEWAY

MASAQUET AVENUE
EXISTING PAVED ROADWAY
(PRIVATE - 40' WIDE)

POCHICK AVENUE
(PRIVATE - 40' WIDE)

EXISTING GRAVEL ROAD

CB/DH FOUND
CB/DH FD
SPIKE

N 03°56'55" W 20.22'
53.78' S 84°31'04" E
73.78'
20.00'
50.00' S 84°31'04" E
CB 30.00' DH/FD
N 05°28'56" W 20.00'
27.58' S 60°05'16" E
41.83'
105.00' N 84°31'04" W
65.00' S 84°31'04" E
40.00' S 84°31'04" E
40.00' N 05°28'56" E
15.00' S 05°28'56" W
40.00' S 05°28'56" W
70.46' N 84°31'04" W
16.17'
S 72°03'03" E 92.65'
88.26' N 72°03'03" W
15.00'
S 84°31'04" E 1.64'
83.37' N 84°31'04" W
135.00' S 84°31'04" E
51.63' S 84°31'04" E
200.00' S 05°28'56" W
N 03°56'55" W 456.85'
S 03°38'52" E 253.59'
N 03°56'55" W 440.68'
59.22' N 65°04'55" W
50.00' S 03°56'55" E
20.00' S 03°38'52" E
S 84°31'04" E 52.41'
40.55' S 03°58'22" E
175.00' N 84°31'04" W
20.00' S 84°31'04" E
S 84°31'04" E 220.83'

LOCUS MAP
Scale: 1" = 1000'
SURFSIDE ROAD
BOULEVARDE
MASAQUET AVENUE
POCHICK AVENUE

ZONE: LUG-2

	REQUIRED
LOT AREA:	80,000 s.f.
FRONTAGE:	150'
FRONT YARD:	35'
SIDE/REAR YARD:	15'
GROUND COVER:	4% (MAX)

ZONE: LUG-3

	REQUIRED
LOT AREA:	120,000 s.f.
FRONTAGE:	200'
FRONT YARD:	35'
SIDE/REAR YARD:	20'
GROUND COVER:	3% (MAX)

NOTES:

1. LOCUS: ATLANTIC AVENUE
   MASAQUET AVENUE
   (ON ASSESSORS MAP 80)
2. PLAN REFERENCES:
   PLAN FILE # 3-D
   PLAN FILE # 10-F
   PLAN FILE # 11-Alon File:
   PLAN NO. 2001-8
   PLAN NO. 2003-21
   PLAN NO. 2011-38
   PLAN NO. 2016-47
   PLAN NO. 2018-56
3. TOWN MEETING REFERENCE:
   ARTICLES 98 AND 99 OF THE 2011 ANNUAL TOWN MEETING.
4. ORDER OF TAKING REFERENCE:
   BOOK 1925 PAGE 315 AND PLAN NO. 2022-48.

ROADWAY DISPOSITION PLAN
IN
NANTUCKET, MASS.
OF PORTIONS OF UNCONSTRUCTED
"MASAQUET AVENUE"
"ATLANTIC AVENUE

PREPARED BY
BRACKEN ENGINEERING, INC.
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
tel: (508) 325-0044
fax: (508) 833-2282

SCALE: 1" = 40' JANUARY 11, 2023

TOWN OF NANTUCKET
BOARD OF SELECTMEN

DATE APPROVED: _____

APPROVAL BY THE
NANTUCKET PLANNING BOARD
NOT REQUIRED

FILE NUMBER: PLSUB 2023-03-00352
DATE APPROVED: 03-13-2023

S:\Autocad Drawings\Nantucket\Masaquet Ave\3 Masaquet Avenue\3 Masaquet Avenue Disposition Plan REV 12-7-22 A - 0.dwg

Agenda Item Summary

Agenda Item #	X. 2.
Date	6/28/2023

Staff

Erika Mooney, Operations Administrator

Subject

Conveyance of Town-owned Yard Sale Parcel Known as Lot B, Masaquet Avenue and Atlantic Avenue as Shown on Plan of Land Entitled "Roadway Disposition Plan in Nantucket, Mass., of Portions of Unconstructed 'Masaquet Avenue' 'Atlantic Avenue'," Dated January 11, 2023, Prepared by Bracken Engineering, Inc. and Recorded with Nantucket County Registry of Deeds as Plan No. 2023-17, Pursuant to Vote on Article 99 of 2011 Annual Town Meeting.

Executive Summary

This is part of the completion of the Yard Sale Program pursuant to Article 99 as voted at the 2011 Annual Town Meeting. Lot B has an area of 31,063 +/- SF. The Real Estate Assessment Committee reviewed the conveyance at its 6/21/2023 meeting and voted to recommend the conveyance at the price recommended of $59,019.70 as recommended by the Assessor. The Coastal Resilience Coordinator reviewed this matter as to resiliency issues and said that "according to the FEMA erosion maps there is no risk of erosion. In addition, looking at the Massachusetts Coastal Flood Risk Model, presently there is no risk of flooding but there is low probable risk come 2050 and 2070 (basically a 100-1,000 year storm). From a Coastal Resilience standpoint, there is no to low risk in keeping the parcel in question."

Staff Recommendation

Proceed with the approval and execution of the documents. Town Counsel has prepared and reviewed the documents.

Background/Discussion

The documents clearly provide that the land cannot be used to create a subdividable parcel unless the land previously could be subdivided.

Impact: Environmental ☐ Fiscal ☐ Community☒ Other☐

To complete the conveyance of a previously authorized transaction at town meeting which will increase the tax base.

Board/Commission Recommendation

REAC recommends approval.

Public Outreach

Conveyance approved at 2011 Annual Town Meeting.

Connection to Existing Applicable Plan (i.e., Strategic Plan, Master Plan, etc.)

Consistent with the intent of the Yard Sale Program.

Attachments

Purchase and Sale Agreement, Quitclaim Deed, Plan No. 2023-17, Settlement Statement

PURCHASE AND SALE AGREEMENT

Agreement made this _____ day of _____, 2023.

1. PARTIES AND MAILING ADDRESSES

The Town of Nantucket, a municipal corporation acting by and through its Select Board, having an address of 16 Broad Street, Nantucket, Massachusetts 02554, hereinafter called the SELLER, agrees to SELL and Brian Zevnik and Georgene Zevnik of 7 Cotton Crossing, Savannah, Georgia 31411 hereinafter called the BUYER or PURCHASER, agrees to BUY, upon the terms hereinafter set forth, the following described premises:

2. DESCRIPTION

The premises are comprised of a certain parcel of land in Nantucket, Massachusetts shown as Lot B, Masaquet Avenue and Atlantic Avenue containing 31,063± square feet, on a plan of land entitled "Roadway Disposition Plan in Nantucket, Mass. Of Portions of Unconstructed "Masaquet Avenue" "Atlantic Avenue," prepared by Bracken Engineering, Inc. dated January 11, 2023 and recorded with the Nantucket County Registry of Deeds as Plan No. 2023-17 (the "Property" or "Premises"). The Premises is considered a non-conforming lot pursuant to the Town of Nantucket Code.

3. BUILDINGS, STRUCTURES, IMPROVEMENTS, FIXTURES

Intentionally Omitted (Vacant Land).

4. TITLE DEED

Said premises are to be conveyed by a good and sufficient quitclaim deed running to the BUYER, or to the nominee designated by the BUYER by written notice to the SELLER at least seven (7) days before the deed is to be delivered as herein provided, and said deed shall convey a good and clear record and marketable title thereto, free from encumbrances, except:

(a) Any liens for municipal betterments assessed after the date of this agreement;

(b) Laws, by-laws, rules, and regulations, whether federal, state, or local, which affect the use of the Premises, including, but not limited to, rules and regulations of the Nantucket Conservation Commission, Nantucket Zoning By-Law, Nantucket Historic District Commission, Nantucket Building Department, Nantucket Planning Board and Nantucket Board of Health;

(c) Real estate taxes for the then-current fiscal year and future periods, which are not due and payable at the time of delivery of the deed;

(d) Any fee which may be imposed upon the transaction which is the subject of this agreement by the Nantucket Land Bank Commission, which the Buyer agrees to pay at the

time of delivery of the deed;

(e) Any right, restrictions or easements and reservations of record, if any, so long as the same do not prohibit or materially interfere with the use of said premises for residential purposes;

(f) Any public rights existing below mean high water, if applicable; and

(i) Said deed shall contain a reversion clause and a restriction set forth in Section 35 below to require the Premises to be used, and effectively merged with, the BUYER'S existing property known as 3 Masaquet Avenue, Nantucket, Massachusetts, which is shown as Town Assessor's Map 80 as Parcel 145, for residential purposes and permanently restricting any further division or subdivision of the Premises as combined with the existing property without the prior written permission of the Town of Nantucket Select Board,

5. PLANS

If said deed refers to a plan necessary to be recorded therewith the BUYER shall deliver such plan with the deed in a form adequate for recording.

6. REGISTERED TITLE

In addition to the foregoing, if the title to the said premises is registered, said deed shall be in form sufficient to entitle the BUYER to a Certificate of Title to said premises, and the SELLER shall deliver with said deed all instruments, if any, necessary to enable BUYER to obtain such Certificate of Title.

7. PURCHASE PRICE

The agreed purchase price for said premises is Fifty-Nine Thousand Nineteen and 70/100 Dollars ($59,019.70), of which

$ 0.00	was paid as a deposit
$ 59,019.70	is to be paid at the time of delivery of the deed in cash, or by certified, cashier's, treasurer's or bank check(s) or by attorney's IOLTA check.
$ 59,019.70	Total

8. TIME FOR PERFORMANCE; DELIVERY OF DEED

Said deed is to be delivered to BUYER at the Nantucket County Registry of Deeds at 1:00 P.M. on the 29th day of June 2023, unless otherwise agreed upon in writing. It is agreed that time is of the essence of this agreement.

9. POSSESSION AND CONDITION OF PREMISES

Full possession of said premises free of all tenants and occupants is to be delivered at the time of the delivery of the deed, said Premises to be then (a) in the same condition as they are now, and (b) in compliance with provisions of any instrument referred to in clause 4 hereof. The BUYER shall be entitled to personally inspect the premises prior to the delivery of the deed in order to determine whether the condition of the premises complies with the terms of this clause.

10. EXTENSION TO PERFECT TITLE OR MAKE PREMISES CONFORM

If the SELLER shall be unable to give title or to make conveyance, or to deliver possession of the premises, all as herein stipulated, or if at the time of delivery of the deed the premises do not conform with the provisions hereof, then the SELLER shall use reasonable efforts to remove any defects in title, or to deliver possession as provided herein, or to make the said premises conform to the provisions hereof, as the case may be, in which event the SELLER shall give written notice thereof to the BUYER at or before the time for performance hereunder, and thereupon the time for performance hereof shall be extended for a period of thirty (30) days. In the event that such an extension occurs, BUYER agrees to close prior to expiration of the extension period and as soon as reasonably possible after SELLER is prepared to deliver the Premises in compliance with this Agreement. In no event shall SELLER be required to expend more than a total of $1,000.00 to clear title to and deliver possession of the Premises.

11. FAILURE TO PERFECT TITLE OR MAKE PREMISES CONFORM

If at the expiration of the extended time the SELLER shall have failed so to remove any defects in title, deliver possession, or make the premises conform, as the case may be, all as herein agreed, then any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto.

12. BUYER'S ELECTION TO ACCEPT TITLE

The BUYER shall have the election, at either the original or any extended time for performance, to accept such title as the SELLER can deliver to the said premises in their then condition and to pay therefore the purchase price without deduction, in which case the SELLER shall convey such title.

13. ACCEPTANCE OF DEED

The acceptance and recording of a deed by the BUYER or his nominee as the case may be, shall be deemed to be a full performance and discharge of every agreement and obligation herein contained or expressed, except such as are, by the terms hereof, to be performed after delivery of said deed.

14. USE OF MONEY TO CLEAR TITLE

To enable the SELLER to make conveyance as herein provided, the SELLER may, at the time of delivery of the deed, use the purchase money or any portion thereof to clear the title of any or all encumbrances or interests, provided that all instruments so procured are recorded simultaneously with the delivery of said deed.

15. INSURANCE

Intentionally Omitted (Vacant Land).

16. ADJUSTMENTS

A payment in lieu of taxes shall be paid in accordance with G.L. c. 44, § 63A as of the day of performance of this Agreement and the amount thereof shall be added to the purchase price payable by BUYER at the time of delivery of the deed.

17. ADJUSTMENT OF UNASSESSED AND UNABATED TAXES

Intentionally Omitted.

18. BROKER'S FEE

Intentionally Omitted.

19. BROKER'S WARRANTY

Intentionally Omitted.

20. DEPOSIT

All deposits made hereunder shall be held in escrow by Town Treasurer, as escrow agent in a non-interest bearing account subject to the terms of this agreement and shall be duly accounted for at the time for performance of this agreement. In the event of any disagreement between the parties, escrow agent shall retain all deposits made under this agreement pending instructions mutually given in writing by the SELLER and the BUYER, or by court order by a Court having competent jurisdiction.

All deposits made hereunder shall be placed in a non-interest-bearing account. The escrow agent hereunder shall not be liable for any loss suffered with respect to the escrow account or for any action or inaction taken by the escrow agent in good faith with respect to the account or deposit. The escrow agent may resign at any time by transferring the deposit to a successor escrow agent reasonably acceptable to SELLER and BUYER which successor agrees in writing to act as escrow agent. BUYER and SELLER jointly and severally agree to indemnify and hold the escrow agent harmless for any and all costs and expenses, including reasonable attorney's fees, incurred in connection with any such dispute.

21. BUYER'S DEFAULT; DAMAGES

If the BUYER shall fail to fulfill the BUYER'S agreements herein, all deposits made hereunder by the BUYER shall be retained by the SELLER as liquidated damages, which shall be the SELLER'S sole and exclusive remedy at law and in equity for a breach of this agreement.

22. RELEASE BY HUSBAND OR WIFE

Intentionally Omitted.

23. BROKER AS PARTY

Intentionally Omitted.

24. LIABILITY OF TRUSTEES, SHAREHOLDERS OR BENEFICIARIES

If the SELLER or BUYER executes this agreement in a representative or fiduciary capacity, only the principal or the estate represented shall be bound, and neither the SELLER or BUYER so executing, nor any shareholder or beneficiary of any trust, shall be personally liable for any obligation, express or implied, hereunder.

25. WARRANTIES AND REPRESENTATIONS

The BUYER acknowledges that the BUYER has not been influenced to enter into this transaction nor has he relied upon any warranties or representations not set forth or incorporated in this agreement or previously made in writing, except for the following additional warranties and representations, if any, made by either the SELLER: NONE. SELLER and SELLER's agents have made no warranties or representations, express or implied, and BUYER is purchasing the premises in it's "AS IS" and without inspection.

26. MORTGAGE CONTINGENCY CLAUSE

None.

27. CONSTRUCTION OF AGREEMENT

This instrument, executed in multiple counterparts, is to be construed as a Massachusetts contract, is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisees, executors, administrators, successors and assigns, and may be canceled, modified or amended only by a written instrument executed by both the SELLER and the BUYER or their respective counsel. The Parties may rely upon facsimile copies of such written instruments. If two or more persons are named herein as BUYER, their obligations hereunder shall be joint and several. The captions and marginal notes are used only as a matter of convenience and are not to be considered a part of this agreement or to be used in determining the intent of the parties to it.

28. TITLE STANDARDS AND CONVEYANCING PRACTICES

Any matter relating to performance of this Agreement, which is the subject of a title, practice or ethical standard of the Real Estate Bar Association of Massachusetts shall be governed by such standard to the extent applicable.

29. NOTICES

All notices, demands, consents and approvals required or permitted hereunder shall be deemed to have been duly given if in writing addressed to BUYER or SELLER at:

In the case of BUYER:

Brian Zevnik
Georgene Zevnik
7 Cotton Crossing
Savannah, GA 31411

With a copy to:

Arthur I. Reade, Jr., Esq.
Reade, Gullicksen, Hanley & Gifford, LLP
6 Young's Way
P.O. Box 2669
Nantucket, MA 02584
(508)228-3128

In the case of SELLER:

Town of Nantucket
Town and County Building
16 Broad Street
Nantucket, MA 02554

With a copy to:

Vicki S. Marsh, Esq.
KP Law, P.C.
101 Arch Street, 12th Fl.
Boston, MA 02110
(617) 556-0007
Facsimile: (617) 654-1735

and shall be deemed delivered upon the earliest to occur of (a) receipt or refusal to accept delivery; or (b) upon delivery prior to 5:00 P.M. on any business day by telecopy evidenced by written or printed receipt confirmation, provided a copy of any such notice sent by telecopy is sent also by means of one of the above-described manners of delivery. BUYER and SELLER may change the address to which any notice is to be sent by giving reasonable notice to the other party of such new address in the manner specified.

30. NO BROKER WARRANTY

The parties warrant and represent each to the other that there is no broker involved with the transaction to which this agreement pertains. In the event of a breach of the foregoing representation, the breaching party shall indemnify and hold harmless the non-breaching party for all expenses, including attorney's fees, which arise from such breach. The provisions of this section

shall survive delivery of the deed hereunder.

31. SELLER'S CONTINGENCY

SELLER'S obligations hereunder shall be contingent upon SELLER complying prior to closing with the requirements of Massachusetts General Laws Chapter 30B concerning public procurement of the premises and obtaining all necessary authority to sell the premises, including but not limited to a declaration that the premises constitutes surplus property and an appropriate Town Meeting vote.

32. VENUE

The parties hereto agree that all actions on this Agreement shall be brought in the Superior Court Department of the Trial Court, Commonwealth of Massachusetts, Nantucket Division, to the extent that said Court shall have jurisdiction of the subject matter in any such action.

33. EXTENSION AUTHORITY

By executing this Agreement, Buyer and Seller hereby grant to their respective attorneys the actual authority to bind them by facsimile for the limited purpose of allowing them to grant extensions, and Buyer and Seller shall be able to rely upon the signature of said attorneys as binding unless they have actual knowledge that either party has disclaimed the authority granted herein to bind them.

34. CLOSING DOCUMENTS

BUYER agrees to sign at closing all forms reasonably required by SELLER including without limitation a disclosure statement pursuant to G.L. c. 7C, sec. 38. BUYER agrees to pay the legal costs incurred for preparing a Quitclaim Deed for the Premises.

35. MERGER OF PREMISES

BUYER shall consolidate the Premises with the BUYER'S existing abutting lot as set forth in the provisions of the "Nantucket Yard Sale Program." This consolidation process includes but is not limited to obtaining a special permit from the Zoning Board of Appeals to alter any premises which is a nonconforming lot pursuant to Town Code 139-33A (8) and, filing a new perimeter plan with the Nantucket Planning Board and Massachusetts Land Court, if applicable.

BUYER warrants that the Premises shall not be used as separate buildable lots or resold as a separate buildable lot and shall be used for residential uses only. Notwithstanding any provision herein to the contrary, BUYER shall accept the deed required to be delivered pursuant to this Agreement if such deed contains permanent restrictions, held by SELLER and running with the land, to enforce such restrictions and covenants as follows:

"The Grantor's conveyance of the parcel(s) described herein is based in part on the Grantee's warranty and representation to the Grantor that such parcel(s) shall be used for residential purposes only and shall, for all intents and purposes, be combined with and considered as one parcel with the abutting property at 3 Masaquet Avenue, shown on Town Assessor's Map 80 as Parcel 145, previously acquired by Grantee by Deeds recorded with Nantucket County Registry of Deeds in Book 373, Page 31 and Book 1681, Page 8 (together, the "Combined Premises"), and

that no part of such Parcel or the Combined Premises shall hereafter be used for non-residential purposes nor be hereafter divided, subdivided or conveyed as a separate parcel or parcels unless prior written permission is granted by the Town of Nantucket Select Board and such permission is recorded with said Deeds.. Accordingly, the Parcel hereby granted to the Grantee is conveyed subject to permanent restrictions hereby reserved to and held by the Grantor, forever restricting the Parcel and the Combined Premises to residential use as defined in Chapter 139 of the Town of Nantucket Code, as may be amended from time to time, prohibiting the division or subdivision of any portion of the Combined Premises, and prohibiting the use or conveyance of any portion of the Combined Premises apart from another portion of the Combined Premises, and automatically effectuating a reversion of the Parcel to the Grantor, if within twenty-four months of the Date of the Deed, the Parcel has not been merged with the Grantee's existing property in accordance with the Town of Nantucket By-Laws and statutes. These restrictions shall run with the title to the Combined Premises, and no part of the Combined Premises shall be hereafter used or conveyed in a manner inconsistent with these restrictions unless a prior written release is granted by the Town of Nantucket Select Board and recorded with said Deeds."

These restrictions shall be enforceable for a term of 200 years from the date hereof, and all of the agreements, restrictions, rights and covenants contained herein shall be deemed to be "other restrictions held by any governmental body" pursuant to G.L. c. 184, Section 26 such that the restrictions contained herein shall be enforceable for the full term of 200 years and not be limited in duration by any contrary rule or operation of law. Nevertheless, if recording of a notice is ever needed to extend the time period for enforceability of these restrictions, the grantee hereby appoints the grantor as its agent and attorney in fact to execute and record such notice and further agrees that the grantee shall execute and record such notice upon request. The representations, warranties and provisions of this Section 35 shall survive the delivery of this deed and any conveyance of the Premises, and BUYER shall accept a deed required to be delivered pursuant to this Agreement if such deed contains permanent restrictions, held by SELLER and running with the land, to enforce these covenants.

36. CONDITION OF PREMISES

BUYER acknowledges that prior to the date of this Agreement, BUYER entered the Premises for the purpose of surveying and inspecting the Premises, as necessary for BUYER's financing and purchasing of the Premises and BUYER agrees that BUYER and BUYER's agents fully and completely inspected the Premises, and that BUYER is wholly satisfied with the condition of the Premises. SELLER and SELLER's agents have made no warranties or representations with respect to the Premises, express or implied, on which BUYER has relied except as otherwise set forth in this Agreement. In the event that BUYER and/or BUYER's agents, contractors and employees access the Premises to make any further inspections, assessments, surveys, appraisals or other non-invasive examination of the surface of the Premises, then such access shall be solely at the BUYER's risk, and BUYER shall indemnify and save SELLER harmless from any and all claims, demands, suits or causes of action of any nature whatsoever arising from BUYER's and its agents', contractors' and employees' presence at and/or actions upon or about the Premises, including, without limitation, any claim for personal injury or property damage made by any such person afforded access to the Premises pursuant hereto. BUYER will, and will cause its agents, employees, and contractors, to observe any posted rules and regulations on the Premises.

37. REPRESENTATION BY COUNSEL

BUYER and SELLER each acknowledge and agree that they have by counsel of their own choosing or have had an opportunity to be so represented by counsel, and both BUYER and SELLER have read and understand the terms of this Agreement.

38. ASSIGNMENT AND RECORDING OF AGREEMENT

BUYER shall not file this Agreement with any Registry of Deeds or recording office. BUYER shall not assign this Agreement to any party without SELLER's prior written consent, which consent SELLER may withhold for any or no reason. In the event BUYER so files or assigns this Agreement without SELLER's prior written consent, then SELLER may elect, upon written notice to BUYER, to terminate this Agreement and to retain any and all deposits.

39. SEVERABILITY

If this Agreement shall contain any term or provision which shall be invalid, then the remainder of the Agreement, as the case may be, shall not be affected thereby and shall remain valid and in full force and effect to the fullest extent permitted by law, provided such term or provision does not materially affect the obligations of either of the parties nor the essence of the Agreement.

Signature Page to Follow

SELLER:
TOWN OF NANTUCKET
By its Select Board

_____
Dawn E. Hill Holdgate

_____
Brooke Mohr

_____
Matthew G. Fee

_____
Thomas M. Dixon

_____
Malcolm W. MacNab

ESCROW AGENT:
TOWN TREASURER

_____

BUYER:

By: _____
Brian Zevnik

By: _____
Georgene Zevnik

868317NANT19712/0001

QUITCLAIM DEED

Lot B, Masaquet Avenue and Atlantic Avenue,
Nantucket, Massachusetts

The **Town of Nantucket**, a Massachusetts municipal corporation having a principal place of business at 16 Broad Street, Nantucket, Nantucket County, Massachusetts acting by and through its Select Board (the "Grantor"), in consideration of Fifty-Nine Thousand Nineteen and 70/100 Dollars ($59,019.70), the receipt of which is hereby acknowledged, pursuant to the authority of Article 99 voted upon at the 2011 Annual Town Meeting, a certified copy of which is attached hereto, grants to **Brian Zevnik and Georgene Zevnik,** as joint tenants with the rights of survivorship (the "Grantee") having a mailing address of 7 Cotton Crossing, Savannah, Georgia 31411, with QUITCLAIM COVENANTS, a certain parcel of land in Nantucket, Massachusetts shown as Lot B, Masaquet Avenue and Atlantic Avenue, containing 31,063 ± square feet on a plan of land entitled "Roadway Disposition Plan in Nantucket, Mass., of Portions of Unconstructed 'Masaquet Avenue' 'Atlantic Avenue'," dated January 11, 2023, prepared by Bracken Engineering, Inc. and recorded with Nantucket County Registry of Deeds as Plan No. 2023-17 (the "Parcel"). The Parcel hereby conveyed is a portion of Masaquet Avenue and Atlantic Avenue and is vacant land.

The Grantor's conveyance of this Parcel is based in part on the Grantee's warranty and representation to the Grantor that such Parcel shall be used for residential purposes only and shall, for all intents and purposes, be combined with and considered as one parcel with the abutting property at 3 Masaquet Avenue shown on Town Assessor's Map 80 as Parcel 145 previously acquired by Grantee pursuant to Deeds recorded with the Nantucket County Registry of Deeds in Book 373, Page 31 and Book 1681, Page 8 (collectively, the "Combined Premises"), and that no part of such Parcel or the Combined Premises shall hereafter be used for non-residential purposes nor divided, subdivided or conveyed as a separate parcel or parcels, unless prior written permission is granted by the Town of Nantucket Select Board and such permission is recorded with said Deeds. Accordingly, the Parcel hereby granted to the Grantee is conveyed subject to permanent restrictions hereby reserved to and held by the Grantor, forever restricting the Parcel and Combined Premises to residential use as defined in Chapter 139 of the Town of Nantucket Code, as from time to time amended; prohibiting the division or subdivision of any portion of the Combined Premises and prohibiting the conveyance or use of any portion of the Combined Premises apart from another portion of the Combined Premises and automatically effectuating a reversion of the Parcel to the Grantor, if within twenty-four (24) months of the date of this Deed, the Parcel has not been merged with the Grantee's existing property in accordance with the Town of Nantucket By-Laws and statutes. These restrictions shall run with the title to the Combined Premises, and no part of the Combined Premises shall be hereafter used, conveyed, divided or subdivided in a manner inconsistent with these restrictions unless prior written release is granted by the Town of Nantucket Select Board and recorded with said Deeds.

By accepting and recording this Quitclaim Deed, the Grantee expressly agrees to the Grantor's reservation of, and otherwise grants to the Grantor, such restrictions on the use of the Combined Premises. These restrictions shall be enforceable for a term of 200 years from the date hereof, and all of the agreements, restrictions, rights and covenants contained herein shall be deemed to be "other restrictions held by any governmental body," pursuant to G.L. c. 184, §26, such that the restrictions contained herein shall be enforceable for the term of 200 years and not be limited in duration by any contrary rule or operation of law. Nevertheless, if recording of a notice is ever needed to extend the time period for enforceability of these restrictions, the Grantee hereby appoints the Grantor as its agent and attorney in fact to execute and record such notice and further agrees that the Grantee shall execute and record such notice upon request.

The undersigned certifies that there has been full compliance with the provisions of G. L. c. 44 §63A.

No deed stamp taxes are due on this conveyance pursuant to G.L. c. 64D, §1.

For Grantor's title, see Order of Taking by Eminent Domain of Portions of Masaquet Avenue and Atlantic Avenue dated December 21, 2022, recorded with Nantucket County Registry of Deeds in Book 1925, Page 315.

[Remainder of Page Intentionally Blank. Signatures Follow on Next Page.]

EXECUTED under seal this _____ day of _____, 2023.

TOWN OF NANTUCKET
BY ITS SELECT BOARD

_____
Dawn E. Hill Holdgate

_____
Brooke Mohr

_____
Matthew G. Fee

_____
Thomas M. Dixon

_____
Malcolm W. MacNab

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss

On this _____ day of _____, 2023, before me, the undersigned Notary Public, personally appeared Dawn E. Hill Holdgate, Brooke Mohr, Matthew G. Fee, Thomas M. Dixon and Malcolm W. MacNab, as Members of the Select Board of the Town of Nantucket, proved to me through satisfactory evidence of identification, which was personal knowledge of the undersigned, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose as the free and deed of the Select Board of the Town of Nantucket.

_____
Notary Public
My Commission Expires:

2023 00000017
Bk: Pg: 0 Page: 0
Doc: PLAN 03/27/2023 02:53 PM

NANTUCKET REGISTRY OF DEEDS
Date: March 27, 2023
Time: 2:53 PM
Plan No: 2023 - 17
Attest: Register
Sheet 1 of 1

RESERVED FOR REGISTRY USE

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR

1/11/23

ALAN M. GRADY, PLS
MASSACHUSETTS REG.
No. 37732

PLAN SCALE
0 8 16 24 32 40 60 80 120
1 inch = 40 feet

N
W E
S
MA. COORD. SYSTEM ISLAND ZONE

LOT C
1,442± S.F.

LOT B
31,063± S.F.

LOT D
3,433± S.F.

LOT A
2,073± S.F.

PROPOSED 15' WIDE EASEMENT TO LAND BANK
1,369 S.F.

PROPOSED 15' WIDE EASEMENT TO LAND BANK
2,025 S.F.

#6 GLADLANDS AVENUE
MAP 80 PARCEL 179
N/F
GRETA J. AND WILFRED R. KINDERMANN

#4 MASAQUET AVENUE
MAP 80 PARCEL 194
N/F
CARMINE AND AMY DISIBIO

#8 MASAQUET AVENUE
MAP 80 PARCEL 193

#7 MASAQUET AVENUE
MAP 80 PARCEL 144

#3 MASAQUET AVENUE
MAP 80 PARCEL 145
N/F
BRIAN AND GEORGENE ZEVNIK

#4 POCHICK AVENUE
MAP 80 PARCEL 431

#1 POCHICK AVENUE
MAP 80 PARCEL 293

#2 WEWEEDER AVENUE
MAP 80 PARCEL 103

SURFSIDE
MAP 80 PARCEL 39
N/F
NANTUCKET ISLANDS LAND BANK

ATLANTIC AVENUE
MAP 80
PARCEL 219
N/F
NANTUCKET ISLANDS LAND BANK

LOT "A"
PLAN #2016-47

GRAVEL DRIVE

EXISTING 4' WIDE PATH

EXISTING 7' WIDE PATH

THESE LINES ARE AT LEAST 15' FROM THE EXISTING DRIVEWAY

MASAQUET AVENUE
EXISTING PAVED ROADWAY
(PRIVATE - 40' WIDE)

POCHICK AVENUE
(PRIVATE - 40' WIDE)

EXISTING GRAVEL ROAD

CB/DH FOUND
CB/DH FD
SPIKE

N 03°56'55" W 20.22'
53.78' S 84°31'04" E
73.78'
20.00'
50.00' S 84°31'04" E
CB 30.00' DH/FD
N 05°28'56" W 20.00'
27.58' S 60°05'16" E
41.83'
105.00' N 84°31'04" W
65.00' S 84°31'04" E
40.00' S 84°31'04" E
40.00' N 05°28'56" E
15.00' S 05°28'56" W
40.00' S 05°28'56" W
70.46' N 84°31'04" W
16.17'
S 72°03'03" E 92.65'
88.26' N 72°03'03" W
15.00'
S 84°31'04" E 1.64'
83.37' N 84°31'04" W
135.00' S 84°31'04" E
51.63' S 84°31'04" E
200.00' S 05°28'56" W
N 03°56'55" W 456.85'
S 03°38'52" E 253.59'
N 03°56'55" W 440.68'
59.22' N 65°04'55" W
50.00' S 03°56'55" E
20.00' S 03°38'52" E
S 84°31'04" E 52.41'
40.55' S 03°58'22" E
175.00' N 84°31'04" W
20.00' S 84°31'04" E
S 84°31'04" E 220.83'

LOCUS MAP
Scale: 1" = 1000'
SURFSIDE ROAD
BOULEVARDE
MASAQUET AVENUE
POCHICK AVENUE

ZONE: LUG-2

	REQUIRED
LOT AREA:	80,000 s.f.
FRONTAGE:	150'
FRONT YARD:	35'
SIDE/REAR YARD:	15'
GROUND COVER:	4% (MAX)

ZONE: LUG-3

	REQUIRED
LOT AREA:	120,000 s.f.
FRONTAGE:	200'
FRONT YARD:	35'
SIDE/REAR YARD:	20'
GROUND COVER:	3% (MAX)

NOTES:

1. LOCUS: ATLANTIC AVENUE
   MASAQUET AVENUE
   (ON ASSESSORS MAP 80)
2. PLAN REFERENCES:
   PLAN FILE # 3-D
   PLAN FILE # 10-F
   PLAN FILE # 11-Alon File:
   PLAN NO. 2001-8
   PLAN NO. 2003-21
   PLAN NO. 2011-38
   PLAN NO. 2016-47
   PLAN NO. 2018-56
3. TOWN MEETING REFERENCE:
   ARTICLES 98 AND 99 OF THE 2011 ANNUAL TOWN MEETING.
4. ORDER OF TAKING REFERENCE:
   BOOK 1925 PAGE 315 AND PLAN NO. 2022-48.

ROADWAY DISPOSITION PLAN
IN
NANTUCKET, MASS.
OF PORTIONS OF UNCONSTRUCTED
"MASAQUET AVENUE"
"ATLANTIC AVENUE

PREPARED BY
BRACKEN ENGINEERING, INC.
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
tel: (508) 325-0044
fax: (508) 833-2282

SCALE: 1" = 40' JANUARY 11, 2023

TOWN OF NANTUCKET
BOARD OF SELECTMEN

DATE APPROVED: _____

APPROVAL BY THE
NANTUCKET PLANNING BOARD
NOT REQUIRED

FILE NUMBER: PLSUB 2023-03-00352
DATE APPROVED: 03-13-2023

S:\Autocad Drawings\Nantucket\Masaquet Ave\3 Masaquet Avenue\3 Masaquet Avenue Disposition Plan REV 12-7-22 A - 0.dwg

SETTLEMENT STATEMENT

Town of Nantucket ("Seller")
Brian Zevnik and Georgene Zevnik ("Buyer")
Lot B, Masaquet Avenue and Atlantic Avenue
Nantucket, MA (Property)
June 29, 2023 (Closing Date)

Purchase Price:	**$**	**59,019.70**
Less:		
Deposit	$	00.00
Plus:		
Payment in Lieu of Tax Adjustment		
6/29/23-6/30/23	$	1.04
7/1/23-6/30/24	$	189.39
Reimbursement of Town's Legal Fees	$	1,300.00
Net Amount Due Seller:	**$**	**60,510.13**
Checks:		
Town of Nantucket	$	60,510.13

BUYER:

By: _____
Brian Zevnik

By: _____
Georgene Zevnik

SELLER: TOWN OF NANTUCKET SELECT BOARD

_____
Dawn E. Hill Holdgate

_____
Brooke Mohr

_____
Matthew G. Fee

_____
Thomas M. Dixon

_____
Malcolm W. MacNab

Agenda Item Summary

Agenda Item #	X. 3.
Date	6/28/2023

Staff

Erika Mooney, Operations Administrator

Subject

Conveyance of Town-owned Yard Sale Parcel Known as Lot D, Masaquet Avenue as Shown on Plan of Land Entitled "Roadway Disposition Plan in Nantucket, Mass., of Portions of Unconstructed 'Masaquet Avenue' 'Atlantic Avenue'," Dated January 11, 2023, Prepared by Bracken Engineering, Inc. and Recorded with Nantucket County Registry of Deeds as Plan No. 2023-17, Pursuant to Vote on Article 99 of 2011 Annual Town Meeting.

Executive Summary

This is part of the completion of the Yard Sale Program pursuant to Article 99 as voted at the 2011 Annual Town Meeting. Lot D has an area of 3,433 +/- SF. The Real Estate Assessment Committee reviewed the conveyance at its 6/21/2023 meeting and voted to recommend the conveyance at the price recommended of $6,522.70 as recommended by the Assessor. The Coastal Resilience Coordinator reviewed this matter as to resiliency issues and said that "according to the FEMA erosion maps there is no risk of erosion. In addition, looking at the Massachusetts Coastal Flood Risk Model, presently there is no risk of flooding but there is low probable risk come 2050 and 2070 (basically a 100-1,000 year storm). From a Coastal Resilience standpoint, there is no to low risk in keeping the parcel in question."

Staff Recommendation

Proceed with the approval and execution of the documents. Town Counsel has prepared and reviewed the documents.

Background/Discussion

The documents clearly provide that the land cannot be used to create a subdividable parcel unless the land previously could be subdivided.

Impact: Environmental ☐ Fiscal ☐ Community☒ Other☐

To complete the conveyance of a previously authorized transaction at town meeting which will increase the tax base.

Board/Commission Recommendation

REAC recommends approval.

Public Outreach

Conveyance approved at 2011 Annual Town Meeting.

Connection to Existing Applicable Plan (i.e., Strategic Plan, Master Plan, etc.)

Consistent with the intent of the Yard Sale Program.

Attachments

Purchase and Sale Agreement, Quitclaim Deed, Plan No. 2023-17, Settlement Statement

PURCHASE AND SALE AGREEMENT

Agreement made this _____ day of _____, 2023.

1. PARTIES AND MAILING ADDRESSES

The Town of Nantucket, a municipal corporation acting by and through its Select Board, having an address of 16 Broad Street, Nantucket, Massachusetts 02554, hereinafter called the SELLER, agrees to SELL and Carmine DiSibio and Amy DiSibio of 1 Essex Road, Summit, New Jersey 07901 hereinafter called the BUYER or PURCHASER, agrees to BUY, upon the terms hereinafter set forth, the following described premises:

2. DESCRIPTION

The premises are comprised of a certain parcel of land in Nantucket, Massachusetts shown as Lot D, Masaquet Avenue containing 3,433± square feet, on a plan of land entitled "Roadway Disposition Plan in Nantucket, Mass. Of Portions of Unconstructed "Masaquet Avenue" "Atlantic Avenue," prepared by Bracken Engineering, Inc. dated January 11, 2023 recorded with the Nantucket County Registry of Deeds as Plan No. 2023-17 (the "Property" or "Premises"). The Premises is considered a non-conforming lot pursuant to the Town of Nantucket Code.

3. BUILDINGS, STRUCTURES, IMPROVEMENTS, FIXTURES

Intentionally Omitted (Vacant Land).

4. TITLE DEED

Said premises are to be conveyed by a good and sufficient quitclaim deed running to the BUYER, or to the nominee designated by the BUYER by written notice to the SELLER at least seven (7) days before the deed is to be delivered as herein provided, and said deed shall convey a good and clear record and marketable title thereto, free from encumbrances, except:

(a) Any liens for municipal betterments assessed after the date of this agreement;

(b) Laws, by-laws, rules, and regulations, whether federal, state, or local, which affect the use of the Premises, including, but not limited to, rules and regulations of the Nantucket Conservation Commission, Nantucket Zoning By-Law, Nantucket Historic District Commission, Nantucket Building Department, Nantucket Planning Board and Nantucket Board of Health;

(c) Real estate taxes for the then-current fiscal year and future periods, which are not due and payable at the time of delivery of the deed;

(d) Any fee which may be imposed upon the transaction which is the subject of this agreement by the Nantucket Land Bank Commission, which the Buyer agrees to pay at the time of delivery of the deed;

(e) Any right, restrictions or easements and reservations of record, if any, so long as the same do not prohibit or materially interfere with the use of said premises for residential purposes;

(f) Any public rights existing below mean high water, if applicable; and

(i) Said deed shall contain a reversion clause and a restriction set forth in Section 35 below to require the Premises to be used, and effectively merged with, the BUYER'S existing property known as 4 Masaquet Avenue, Nantucket, Massachusetts, which is shown as Town Assessor's Map 80 as Parcel 194, for residential purposes and permanently restricting any further division or subdivision of the Premises as combined with the existing property without the prior written permission of the Town of Nantucket Select Board,

5. PLANS

If said deed refers to a plan necessary to be recorded therewith the BUYER shall deliver such plan with the deed in a form adequate for recording.

6. REGISTERED TITLE

In addition to the foregoing, if the title to the said premises is registered, said deed shall be in form sufficient to entitle the BUYER to a Certificate of Title to said premises, and the SELLER shall deliver with said deed all instruments, if any, necessary to enable BUYER to obtain such Certificate of Title.

7. PURCHASE PRICE

The agreed purchase price for said premises is Six Thousand Five Hundred Twenty-Two and 70/100 Dollars ($6,522.70), of which

$ 0.00	was paid as a deposit
$ 6,522.70	is to be paid at the time of delivery of the deed in cash, or by certified, cashier's, treasurer's or bank check(s) or by attorney's IOLTA check.
$ 6,522.70	Total

8. TIME FOR PERFORMANCE; DELIVERY OF DEED

Said deed is to be delivered to BUYER at the Nantucket County Registry of Deeds at 1:00 P.M. on the 29th day of June 2023, unless otherwise agreed upon in writing. It is agreed that time is of the essence of this agreement.

9. POSSESSION AND CONDITION OF PREMISES

Full possession of said premises free of all tenants and occupants is to be delivered at the time of the delivery of the deed, said Premises to be then (a) in the same condition as they are now, and (b) in compliance with provisions of any instrument referred to in clause 4 hereof. The BUYER shall be entitled to personally inspect the premises prior to the delivery of the deed in order to determine whether the condition of the premises complies with the terms of this clause.

10. EXTENSION TO PERFECT TITLE OR MAKE PREMISES CONFORM

If the SELLER shall be unable to give title or to make conveyance, or to deliver possession of the premises, all as herein stipulated, or if at the time of delivery of the deed the premises do not conform with the provisions hereof, then the SELLER shall use reasonable efforts to remove any defects in title, or to deliver possession as provided herein, or to make the said premises conform to the provisions hereof, as the case may be, in which event the SELLER shall give written notice thereof to the BUYER at or before the time for performance hereunder, and thereupon the time for performance hereof shall be extended for a period of thirty (30) days. In the event that such an extension occurs, BUYER agrees to close prior to expiration of the extension period and as soon as reasonably possible after SELLER is prepared to deliver the Premises in compliance with this Agreement. In no event shall SELLER be required to expend more than a total of $1,000.00 to clear title to and deliver possession of the Premises.

11. FAILURE TO PERFECT TITLE OR MAKE PREMISES CONFORM

If at the expiration of the extended time the SELLER shall have failed so to remove any defects in title, deliver possession, or make the premises conform, as the case may be, all as herein agreed, then any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto.

12. BUYER'S ELECTION TO ACCEPT TITLE

The BUYER shall have the election, at either the original or any extended time for performance, to accept such title as the SELLER can deliver to the said premises in their then condition and to pay therefore the purchase price without deduction, in which case the SELLER shall convey such title.

13. ACCEPTANCE OF DEED

The acceptance and recording of a deed by the BUYER or his nominee as the case may be, shall be deemed to be a full performance and discharge of every agreement and obligation herein contained or expressed, except such as are, by the terms hereof, to be performed after delivery of said deed.

14. USE OF MONEY TO CLEAR TITLE

To enable the SELLER to make conveyance as herein provided, the SELLER may, at the time of delivery of the deed, use the purchase money or any portion thereof to clear the title of any or all encumbrances or interests, provided that all instruments so procured are recorded simultaneously with the delivery of said deed.

15. INSURANCE

Intentionally Omitted (Vacant Land).

16. ADJUSTMENTS

A payment in lieu of taxes shall be paid in accordance with G.L. c. 44, § 63A as of the day of performance of this Agreement and the amount thereof shall be added to the purchase price payable by BUYER at the time of delivery of the deed.

17. ADJUSTMENT OF UNASSESSED AND UNABATED TAXES

Intentionally Omitted.

18. BROKER'S FEE

Intentionally Omitted.

19. BROKER'S WARRANTY

Intentionally Omitted.

20. DEPOSIT

All deposits made hereunder shall be held in escrow by Town Treasurer, as escrow agent in a non-interest bearing account subject to the terms of this agreement and shall be duly accounted for at the time for performance of this agreement. In the event of any disagreement between the parties, escrow agent shall retain all deposits made under this agreement pending instructions mutually given in writing by the SELLER and the BUYER, or by court order by a Court having competent jurisdiction.

All deposits made hereunder shall be placed in a non-interest-bearing account. The escrow agent hereunder shall not be liable for any loss suffered with respect to the escrow account or for any action or inaction taken by the escrow agent in good faith with respect to the account or deposit. The escrow agent may resign at any time by transferring the deposit to a successor escrow agent reasonably acceptable to SELLER and BUYER which successor agrees in writing to act as escrow agent. BUYER and SELLER jointly and severally agree to indemnify and hold the escrow agent harmless for any and all costs and expenses, including reasonable attorney's fees, incurred in connection with any such dispute.

21. BUYER'S DEFAULT; DAMAGES

If the BUYER shall fail to fulfill the BUYER'S agreements herein, all deposits made hereunder by the BUYER shall be retained by the SELLER as liquidated damages, which shall be the SELLER'S sole and exclusive remedy at law and in equity for a breach of this agreement.

22. RELEASE BY HUSBAND OR WIFE

Intentionally Omitted.

23. BROKER AS PARTY

Intentionally Omitted.

24. LIABILITY OF TRUSTEES, SHAREHOLDERS OR BENEFICIARIES

If the SELLER or BUYER executes this agreement in a representative or fiduciary capacity, only the principal or the estate represented shall be bound, and neither the SELLER or BUYER so executing, nor any shareholder or beneficiary of any trust, shall be personally liable for any obligation, express or implied, hereunder.

25. WARRANTIES AND REPRESENTATIONS

The BUYER acknowledges that the BUYER has not been influenced to enter into this transaction nor has he relied upon any warranties or representations not set forth or incorporated in this agreement or previously made in writing, except for the following additional warranties and representations, if any, made by either the SELLER: NONE. SELLER and SELLER's agents have made no warranties or representations, express or implied, and BUYER is purchasing the premises in it's "AS IS" and without inspection.

26. MORTGAGE CONTINGENCY CLAUSE

None.

27. CONSTRUCTION OF AGREEMENT

This instrument, executed in multiple counterparts, is to be construed as a Massachusetts contract, is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisees, executors, administrators, successors and assigns, and may be canceled, modified or amended only by a written instrument executed by both the SELLER and the BUYER or their respective counsel. The Parties may rely upon facsimile copies of such written instruments. If two or more persons are named herein as BUYER, their obligations hereunder shall be joint and several. The captions and marginal notes are used only as a matter of convenience and are not to be considered a part of this agreement or to be used in determining the intent of the parties to it.

28. TITLE STANDARDS AND CONVEYANCING PRACTICES

Any matter relating to performance of this Agreement, which is the subject of a title, practice or ethical standard of the Real Estate Bar Association of Massachusetts shall be governed by such standard to the extent applicable.

29. NOTICES

All notices, demands, consents and approvals required or permitted hereunder shall be deemed to have been duly given if in writing addressed to BUYER or SELLER at:

In the case of BUYER:

Mr. and Mrs. Carmine DiSibio
1 Essex Road
Summit, NJ 07901

With a copy to:

Arthur I. Reade, Jr., Esq.
Reade, Gullicksen, Hanley & Gifford, LLP
6 Young's Way
P.O. Box 2669
Nantucket, MA 02584
(508)228-3128

In the case of SELLER:

Town of Nantucket
Town and County Building
16 Broad Street
Nantucket, MA 02554

With a copy to:

Vicki S. Marsh, Esq.
KP Law, P.C.
101 Arch Street, 12th Fl.
Boston, MA 02110
(617) 556-0007
Facsimile: (617) 654-1735

and shall be deemed delivered upon the earliest to occur of (a) receipt or refusal to accept delivery; or (b) upon delivery prior to 5:00 P.M. on any business day by telecopy evidenced by written or printed receipt confirmation, provided a copy of any such notice sent by telecopy is sent also by means of one of the above-described manners of delivery. BUYER and SELLER may change the address to which any notice is to be sent by giving reasonable notice to the other party of such new address in the manner specified.

30. NO BROKER WARRANTY

The parties warrant and represent each to the other that there is no broker involved with the transaction to which this agreement pertains. In the event of a breach of the foregoing representation, the breaching party shall indemnify and hold harmless the non-breaching party for all expenses, including attorney's fees, which arise from such breach. The provisions of this section shall survive delivery of the deed hereunder.

31. SELLER'S CONTINGENCY

SELLER'S obligations hereunder shall be contingent upon SELLER complying prior to closing with the requirements of Massachusetts General Laws Chapter 30B concerning public procurement of the premises and obtaining all necessary authority to sell the premises, including but not limited to a declaration that the premises constitutes surplus property and an appropriate Town Meeting vote.

32. VENUE

The parties hereto agree that all actions on this Agreement shall be brought in the Superior Court Department of the Trial Court, Commonwealth of Massachusetts, Nantucket Division, to the extent that said Court shall have jurisdiction of the subject matter in any such action.

33. EXTENSION AUTHORITY

By executing this Agreement, Buyer and Seller hereby grant to their respective attorneys the actual authority to bind them by facsimile for the limited purpose of allowing them to grant extensions, and Buyer and Seller shall be able to rely upon the signature of said attorneys as binding unless they have actual knowledge that either party has disclaimed the authority granted herein to bind them.

34. CLOSING DOCUMENTS

BUYER agrees to sign at closing all forms reasonably required by SELLER including without limitation a disclosure statement pursuant to G.L. c. 7C, sec. 38. BUYER agrees to pay the legal costs incurred for preparing a Quitclaim Deed for the Premises.

35. MERGER OF PREMISES

BUYER shall consolidate the Premises with the BUYER'S existing abutting lot as set forth in the provisions of the "Nantucket Yard Sale Program." This consolidation process includes but is not limited to obtaining a special permit from the Zoning Board of Appeals to alter any premises which is a nonconforming lot pursuant to Town Code 139-33A (8) and, filing a new perimeter plan with the Nantucket Planning Board and Massachusetts Land Court, if applicable.

BUYER warrants that the Premises shall not be used as separate buildable lots or resold as a separate buildable lot and shall be used for residential uses only. Notwithstanding any provision herein to the contrary, BUYER shall accept the deed required to be delivered pursuant to this Agreement if such deed contains permanent restrictions, held by SELLER and running with the land, to enforce such restrictions and covenants as follows:

"The Grantor's conveyance of the parcel(s) described herein is based in part on the Grantee's warranty and representation to the Grantor that such parcel(s) shall be used for residential purposes only and shall, for all intents and purposes, be combined with and considered as one parcel with the abutting property at 4 Masaquet Avenue, shown on Town Assessor's Map 80 as Parcel 194, previously acquired by Grantee by Deeds recorded with Nantucket County Registry of Deeds in Book 934, Page 279, Book 1567, Page 7 and Book 1672, Page 336 (collectively, the "Combined Premises"), and that no part of such Parcel or the Combined Premises shall hereafter be used for non-residential purposes nor be hereafter divided, subdivided or conveyed as a

separate parcel or parcels unless prior written permission is granted by the Town of Nantucket Select Board and such permission is recorded with said Deeds. Accordingly, the Parcel hereby granted to the Grantee is conveyed subject to permanent restrictions hereby reserved to and held by the Grantor, forever restricting the Parcel and the Combined Premises to residential use as defined in Chapter 139 of the Town of Nantucket Code, as may be amended from time to time, prohibiting the division or subdivision of any portion of the Combined Premises, and prohibiting the use or conveyance of any portion of the Combined Premises apart from another portion of the Combined Premises, and automatically effectuating a reversion of the Parcel to the Grantor, if within twenty-four months of the Date of the Deed, the Parcel has not been merged with the Grantee's existing property in accordance with the Town of Nantucket By-Laws and statutes. These restrictions shall run with the title to the Combined Premises, and no part of the Combined Premises shall be hereafter used or conveyed in a manner inconsistent with these restrictions unless a prior written release is granted by the Town of Nantucket Select Board and recorded with said Deeds."

These restrictions shall be enforceable for a term of 200 years from the date hereof, and all of the agreements, restrictions, rights and covenants contained herein shall be deemed to be "other restrictions held by any governmental body" pursuant to G.L. c. 184, Section 26 such that the restrictions contained herein shall be enforceable for the full term of 200 years and not be limited in duration by any contrary rule or operation of law. Nevertheless, if recording of a notice is ever needed to extend the time period for enforceability of these restrictions, the grantee hereby appoints the grantor as its agent and attorney in fact to execute and record such notice and further agrees that the grantee shall execute and record such notice upon request. The representations, warranties and provisions of this Section 35 shall survive the delivery of this deed and any conveyance of the Premises, and BUYER shall accept a deed required to be delivered pursuant to this Agreement if such deed contains permanent restrictions, held by SELLER and running with the land, to enforce these covenants.

36. CONDITION OF PREMISES

BUYER acknowledges that prior to the date of this Agreement, BUYER entered the Premises for the purpose of surveying and inspecting the Premises, as necessary for BUYER's financing and purchasing of the Premises and BUYER agrees that BUYER and BUYER's agents fully and completely inspected the Premises, and that BUYER is wholly satisfied with the condition of the Premises. SELLER and SELLER's agents have made no warranties or representations with respect to the Premises, express or implied, on which BUYER has relied except as otherwise set forth in this Agreement. In the event that BUYER and/or BUYER's agents, contractors and employees access the Premises to make any further inspections, assessments, surveys, appraisals or other non-invasive examination of the surface of the Premises, then such access shall be solely at the BUYER's risk, and BUYER shall indemnify and save SELLER harmless from any and all claims, demands, suits or causes of action of any nature whatsoever arising from BUYER's and its agents', contractors' and employees' presence at and/or actions upon or about the Premises, including, without limitation, any claim for personal injury or property damage made by any such person afforded access to the Premises pursuant hereto. BUYER will, and will cause its agents, employees, and contractors, to observe any posted rules and regulations on the Premises.

37. REPRESENTATION BY COUNSEL

BUYER and SELLER each acknowledge and agree that they have by counsel of their own choosing or have had an opportunity to be so represented by counsel, and both BUYER and SELLER have read and understand the terms of this Agreement.

38. ASSIGNMENT AND RECORDING OF AGREEMENT

BUYER shall not file this Agreement with any Registry of Deeds or recording office. BUYER shall not assign this Agreement to any party without SELLER's prior written consent, which consent SELLER may withhold for any or no reason. In the event BUYER so files or assigns this Agreement without SELLER's prior written consent, then SELLER may elect, upon written notice to BUYER, to terminate this Agreement and to retain any and all deposits.

39. SEVERABILITY

If this Agreement shall contain any term or provision which shall be invalid, then the remainder of the Agreement, as the case may be, shall not be affected thereby and shall remain valid and in full force and effect to the fullest extent permitted by law, provided such term or provision does not materially affect the obligations of either of the parties nor the essence of the Agreement.

Signature Page to Follow

SELLER:
TOWN OF NANTUCKET
By its Select Board

_____
Dawn E. Hill Holdgate

_____
Brooke Mohr

_____
Matthew G. Fee

_____
Thomas M. Dixon

_____
Malcolm W. MacNab

ESCROW AGENT:
TOWN TREASURER

_____

BUYER:

By: _____
Carmine DiSibio

By: _____
Amy DiSibio

8684047NANT19712/0001

QUITCLAIM DEED

Lot D, Masaquet Avenue,
Nantucket, Massachusetts

The **Town of Nantucket**, a Massachusetts municipal corporation having a principal place of business at 16 Broad Street, Nantucket, Nantucket County, Massachusetts acting by and through its Select Board (the "Grantor"), in consideration of Six Thousand Five Hundred Twenty-Two and 70/100 Dollars ($6,522.70), the receipt of which is hereby acknowledged, pursuant to the authority of Article 99 voted upon at the 2011 Annual Town Meeting, a certified copy of which is attached hereto, grants to **Carmine DiSibio and Amy DiSibio,** husband and wife as tenants by the entirety (the "Grantee") having a mailing address of 1 Essex Road, Summit, New Jersey 07901, with QUITCLAIM COVENANTS, a certain parcel of land in Nantucket, Massachusetts shown as Lot D, Masaquet Avenue, containing 3,433 ± square feet on a plan of land entitled "Roadway Disposition Plan in Nantucket, Mass., of Portions of Unconstructed 'Masaquet Avenue' 'Atlantic Avenue'," dated January 11, 2023, prepared by Bracken Engineering, Inc. and recorded with Nantucket County Registry of Deeds as Plan No. 2023-17 (the "Parcel"). The Parcel hereby conveyed is a portion of Masaquet Avenue and is vacant land.

The Grantor's conveyance of this Parcel is based in part on the Grantee's warranty and representation to the Grantor that such Parcel shall be used for residential purposes only and shall, for all intents and purposes, be combined with and considered as one parcel with the abutting property at 4 Masaquet Avenue shown on Town Assessor's Map 80 as Parcel 194 previously acquired by Grantee pursuant to Deeds recorded with the Nantucket County Registry of Deeds in Book 934, Page 279, Book 1567, Page 7 and Book 1672, Page 336 (collectively, the "Combined Premises"), and that no part of such Parcel or the Combined Premises shall hereafter be used for non-residential purposes nor divided, subdivided or conveyed as a separate parcel or parcels, unless prior written permission is granted by the Town of Nantucket Select Board and such permission is recorded with said Deeds. Accordingly, the Parcel hereby granted to the Grantee is conveyed subject to permanent restrictions hereby reserved to and held by the Grantor, forever restricting the Parcel and Combined Premises to residential use as defined in Chapter 139 of the Town of Nantucket Code, as from time to time amended; prohibiting the division or subdivision of any portion of the Combined Premises and prohibiting the conveyance or use of any portion of the Combined Premises apart from another portion of the Combined Premises and automatically effectuating a reversion of the Parcel to the Grantor, if within twenty-four (24) months of the date of this Deed, the Parcel has not been merged with the Grantee's existing property in accordance with the Town of Nantucket By-Laws and statutes. These restrictions shall run with the title to the Combined Premises, and no part of the Combined Premises shall be hereafter used, conveyed, divided or subdivided in a manner inconsistent with these restrictions unless prior written release is granted by the Town of Nantucket Select Board and recorded with said Deeds.

By accepting and recording this Quitclaim Deed, the Grantee expressly agrees to the Grantor's reservation of, and otherwise grants to the Grantor, such restrictions on the use of the Combined Premises. These restrictions shall be enforceable for a term of 200 years from the date hereof, and all of the agreements, restrictions, rights and covenants contained herein shall be deemed to be "other restrictions held by any governmental body," pursuant to G.L. c. 184, §26, such that the restrictions contained herein shall be enforceable for the term of 200 years and not be limited in duration by any contrary rule or operation of law. Nevertheless, if recording of a notice is ever needed to extend the time period for enforceability of these restrictions, the Grantee hereby appoints the Grantor as its agent and attorney in fact to execute and record such notice and further agrees that the Grantee shall execute and record such notice upon request.

The undersigned certifies that there has been full compliance with the provisions of G. L. c. 44 §63A.

No deed stamp taxes are due on this conveyance pursuant to G.L. c. 64D, §1.

For Grantor's title, see Order of Taking by Eminent Domain of Portions of Masaquet Avenue and Atlantic Avenue dated December 21, 2022, recorded with Nantucket County Registry of Deeds in Book 1925, Page 315.

[Remainder of Page Intentionally Blank. Signatures Follow on Next Page.]

EXECUTED under seal this _____ day of _____, 2023.

TOWN OF NANTUCKET
BY ITS SELECT BOARD

_____
Dawn E. Hill Holdgate

_____
Brooke Mohr

_____
Matthew G. Fee

_____
Thomas M. Dixon

_____
Malcolm W. MacNab

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss

On this _____ day of _____, 2023, before me, the undersigned Notary Public, personally appeared Dawn E. Hill Holdgate, Brooke Mohr, Matthew G. Fee, Thomas M. Dixon and Malcolm W. MacNab, as Members of the Select Board of the Town of Nantucket, proved to me through satisfactory evidence of identification, which was personal knowledge of the undersigned, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose as the free and deed of the Select Board of the Town of Nantucket.

_____
Notary Public
My Commission Expires:

2023 00000017
Bk: Pg: 0 Page: 0
Doc: PLAN 03/27/2023 02:53 PM

NANTUCKET REGISTRY OF DEEDS
Date: March 27, 2023
Time: 2:53 PM
Plan No: 2023 - 17
Attest: Register
Sheet 1 of 1

RESERVED FOR REGISTRY USE

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR

1/11/23

ALAN M. GRADY, PLS
MASSACHUSETTS REG.
No. 37732

PLAN SCALE
0 8 16 24 32 40 60 80 120
1 inch = 40 feet

N
W E
S
MA. COORD. SYSTEM ISLAND ZONE

LOT C
1,442± S.F.

LOT B
31,063± S.F.

LOT D
3,433± S.F.

LOT A
2,073± S.F.

PROPOSED 15' WIDE EASEMENT TO LAND BANK
1,369 S.F.

PROPOSED 15' WIDE EASEMENT TO LAND BANK
2,025 S.F.

#6 GLADLANDS AVENUE
MAP 80 PARCEL 179
N/F
GRETA J. AND WILFRED R. KINDERMANN

#4 MASAQUET AVENUE
MAP 80 PARCEL 194
N/F
CARMINE AND AMY DISIBIO

#8 MASAQUET AVENUE
MAP 80 PARCEL 193

#7 MASAQUET AVENUE
MAP 80 PARCEL 144

#3 MASAQUET AVENUE
MAP 80 PARCEL 145
N/F
BRIAN AND GEORGENE ZEVNIK

#4 POCHICK AVENUE
MAP 80 PARCEL 431

#1 POCHICK AVENUE
MAP 80 PARCEL 293

#2 WEWEEDER AVENUE
MAP 80 PARCEL 103

SURFSIDE
MAP 80 PARCEL 39
N/F
NANTUCKET ISLANDS LAND BANK

ATLANTIC AVENUE
MAP 80
PARCEL 219
N/F
NANTUCKET ISLANDS LAND BANK

LOT "A"
PLAN #2016-47

GRAVEL DRIVE

EXISTING 4' WIDE PATH

EXISTING 7' WIDE PATH

THESE LINES ARE AT LEAST 15' FROM THE EXISTING DRIVEWAY

MASAQUET AVENUE
EXISTING PAVED ROADWAY
(PRIVATE - 40' WIDE)

POCHICK AVENUE
(PRIVATE - 40' WIDE)

EXISTING GRAVEL ROAD

CB/DH FOUND
CB/DH FD
SPIKE

N 03°56'55" W 20.22'
53.78' S 84°31'04" E
73.78'
20.00'
50.00' S 84°31'04" E
CB 30.00' DH/FD
N 05°28'56" W 20.00'
27.58' S 60°05'16" E
41.83'
105.00' N 84°31'04" W
65.00' S 84°31'04" E
40.00' S 84°31'04" E
40.00' N 05°28'56" E
15.00' S 05°28'56" W
40.00' S 05°28'56" W
70.46' N 84°31'04" W
16.17'
S 72°03'03" E 92.65'
88.26' N 72°03'03" W
15.00'
S 84°31'04" E 1.64'
83.37' N 84°31'04" W
135.00' S 84°31'04" E
51.63' S 84°31'04" E
200.00' S 05°28'56" W
N 03°56'55" W 456.85'
S 03°38'52" E 253.59'
N 03°56'55" W 440.68'
59.22' N 65°04'55" W
50.00' S 03°56'55" E
20.00' S 03°38'52" E
S 84°31'04" E 52.41'
40.55' S 03°58'22" E
175.00' N 84°31'04" W
20.00' S 84°31'04" E
S 84°31'04" E 220.83'

LOCUS MAP
Scale: 1" = 1000'
SURFSIDE ROAD
BOULEVARDE
MASAQUET AVENUE
POCHICK AVENUE

ZONE: LUG-2

	REQUIRED
LOT AREA:	80,000 s.f.
FRONTAGE:	150'
FRONT YARD:	35'
SIDE/REAR YARD:	15'
GROUND COVER:	4% (MAX)

ZONE: LUG-3

	REQUIRED
LOT AREA:	120,000 s.f.
FRONTAGE:	200'
FRONT YARD:	35'
SIDE/REAR YARD:	20'
GROUND COVER:	3% (MAX)

NOTES:

1. LOCUS: ATLANTIC AVENUE
   MASAQUET AVENUE
   (ON ASSESSORS MAP 80)
2. PLAN REFERENCES:
   PLAN FILE # 3-D
   PLAN FILE # 10-F
   PLAN FILE # 11-Alon File:
   PLAN NO. 2001-8
   PLAN NO. 2003-21
   PLAN NO. 2011-38
   PLAN NO. 2016-47
   PLAN NO. 2018-56
3. TOWN MEETING REFERENCE:
   ARTICLES 98 AND 99 OF THE 2011 ANNUAL TOWN MEETING.
4. ORDER OF TAKING REFERENCE:
   BOOK 1925 PAGE 315 AND PLAN NO. 2022-48.

ROADWAY DISPOSITION PLAN
IN
NANTUCKET, MASS.
OF PORTIONS OF UNCONSTRUCTED
"MASAQUET AVENUE"
"ATLANTIC AVENUE

PREPARED BY
BRACKEN ENGINEERING, INC.
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
tel: (508) 325-0044
fax: (508) 833-2282

SCALE: 1" = 40' JANUARY 11, 2023

TOWN OF NANTUCKET
BOARD OF SELECTMEN

DATE APPROVED: _____

APPROVAL BY THE
NANTUCKET PLANNING BOARD
NOT REQUIRED

FILE NUMBER: PLSUB 2023-03-00352
DATE APPROVED: 03-13-2023

S:\Autocad Drawings\Nantucket\Masaquet Ave\3 Masaquet Avenue\3 Masaquet Avenue Disposition Plan REV 12-7-22 A - 0.dwg

SETTLEMENT STATEMENT

Town of Nantucket ("Seller")
Carmine DiSibio and Amy DiSibio("Buyer")
Lot D, Masaquet Avenue,
Nantucket, MA (Property)
June 29, 2023 (Closing Date)

Purchase Price:	**$**	**6,522.70**
Less:		
Deposit	$	00.00
Plus:		
Payment in Lieu of Tax Adjustment		
6/29/23-6/30/23	$	.12
7/1/23-6/30/24	$	20.87
Reimbursement of Town's Legal Fees	$	1,300.00
Net Amount Due Seller:	**$**	**7,843.69**
Checks:		
Town of Nantucket	$	7,843.69

BUYER:

By: _____
Carmine DiSibio

By: _____
Amy DiSibio

SELLER: TOWN OF NANTUCKET SELECT BOARD

_____
Dawn E. Hill Holdgate

_____
Brooke Mohr

_____
Matthew G. Fee

_____
Thomas M. Dixon

_____
Malcolm W. MacNab

Agenda Item Summary

Agenda Item #	X. 4.
Date	June 28, 2023

Staff

PLUS

Subject

Acceptance of Walking Path Easement - Woodbine Street, Surfside

Executive Summary

The acceptance of this easement preserves a well-used walking path in a paper street right-of-way (ROW).

Staff Recommendation

Approval

Background/Discussion

An existing portion of the path has been a trespass across private lands and it has been relocated to the ROW as this land is being developed. Certain language specifically retaining the easement for this property was omitted in closing documents on the Woodbine paper street conveyance with the former owner and the new property owners agreed to correct this oversight.

Impact: Environmental ☐ Fiscal ☐ Community☒ Other☐

The path is popular with the adjacent neighborhood.

Board/Commission Recommendation

For consistency with past actions: Town Meeting, ROW Committee and prior SB.

Public Outreach

N/A: Administrative correction

Connection to Existing Applicable Plan (i.e., Strategic Plan, Master Plan, etc.)

Connections to Surfside Area Plan, Master Plan and Open Space Plan by encouraging non-automotive access to open spaces, preserving neighborhood features and reserving appropriate rights for the public in former roadways.

Attachments

Grant of easement, acceptance of easement, maps.

WALKING PATH EASEMENT

KNOW ALL MEN by these presents that **Rhett A. Dupont and Betty K. Dupont,** having an address of 31 Pequot Street, Nantucket, Massachusetts 02554 (hereinafter "Grantor"), being the owner of land in Nantucket, Massachusetts, known as 18 Nobadeer Road, Nantucket, Massachusetts 02554 (the "Property") shown as Lot 3 on Land Court Plan No. 17745-A and Parcel H-1, Woodbine Street and Nobadeer Avenue ("Parcel H-1") and Parcel N-1, Nobadeer Avenue ("Parcel N-1"), shown on a plan of land entitled "Roadway Disposition Plan in Nantucket, Mass. of Nobadeer Avenue Woodbine Street, Assessors Maps 80 & 87," dated December 29, 2010, prepared by Bracken Engineering, Inc., recorded with Nantucket County Registry of Deeds as Plan No. 2011-10 (the "Plan") by virtue of a Deed filed with Nantucket Registry District of the Land Court as Document No. 174525 noted on Certificate of Title No. 28869 and recorded with said Deeds in Book 1900, Page 212 for One ($1.00) Dollar and other valuable consideration received do hereby grant to the **Town of Nantucket**, a Massachusetts municipal corporation, acting by and through its Select Board, with a mailing address of 16 Broad Street, Nantucket, Massachusetts 02554 (hereinafter the "Grantee") a non-exclusive easement over a four-foot (4') wide walking path on Parcel H-1 (the "Walking Path Easement"), as shown on said Plan, subject to the following conditions:

(a) Public access only by foot or by non-motorized transportation over the Walking Path Easement except for the use of motorized wheelchairs or other mobility devices for the disabled or vehicles used in the construction, maintenance and repair, replacement or relocation of the Walking Path;

(b) The Grantee shall have the right to cut or trim trees, shrubbery, vegetation in order to construct and maintain the Walking Path Easement and to re-surface the Walking Path Easement with any materials in the Grantee's sole discretion and at its sole cost and expense; and

(c) The Grantor is prohibited from constructing or placing any fence, structure, shrubbery or vegetation which encroaches upon the Walking Path Easement or inhibits the Grantee's ability to use said Walking Path Easement for the purposes set forth herein.

This Easement shall run with the land and be binding upon and inure to the benefit of the parties, their heirs, successors and assigns.

WITNESS our hands and seals this 12 day of June, 2023.

GRANTOR:

Rhett A. Dupont

Betty K. Dupont

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss.

On this 12TH day of JUNE, 2023 before me, the undersigned notary public, personally appeared Rhett A. Dupont and Betty K. Dupont, proved to me through satisfactory evidence of identification, which was personal knowledge, (type of identification) to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Official Signature and Seal of Notary Public
My Commission expires:

Leslie A Bresette
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Commission Expires
7/15/2027

859134NANT19712/0001

ACCEPTANCE OF EASEMENT

The undersigned, constituting a majority of the Town of Nantucket Select Board, hereby acknowledge that at a meeting of the Select Board held on June 28, 2023 the foregoing Walking Path Easement from Rhett A. Dupont and Betty K. Dupont was accepted pursuant to the authority of Section 3.3 of Chapter 289 of the Acts of 1996.

Executed under seal this ___ day of _____, 2023.

TOWN OF NANTUCKET
By its Select Board

_____
Dawn E. Hill Holdgate

_____
Brooke Mohr

_____
Matthew G. Fee

_____
Thomas M. Dixon

_____
Malcolm W. MacNab

COMMONWEALTH OF MASSACHUSETTS

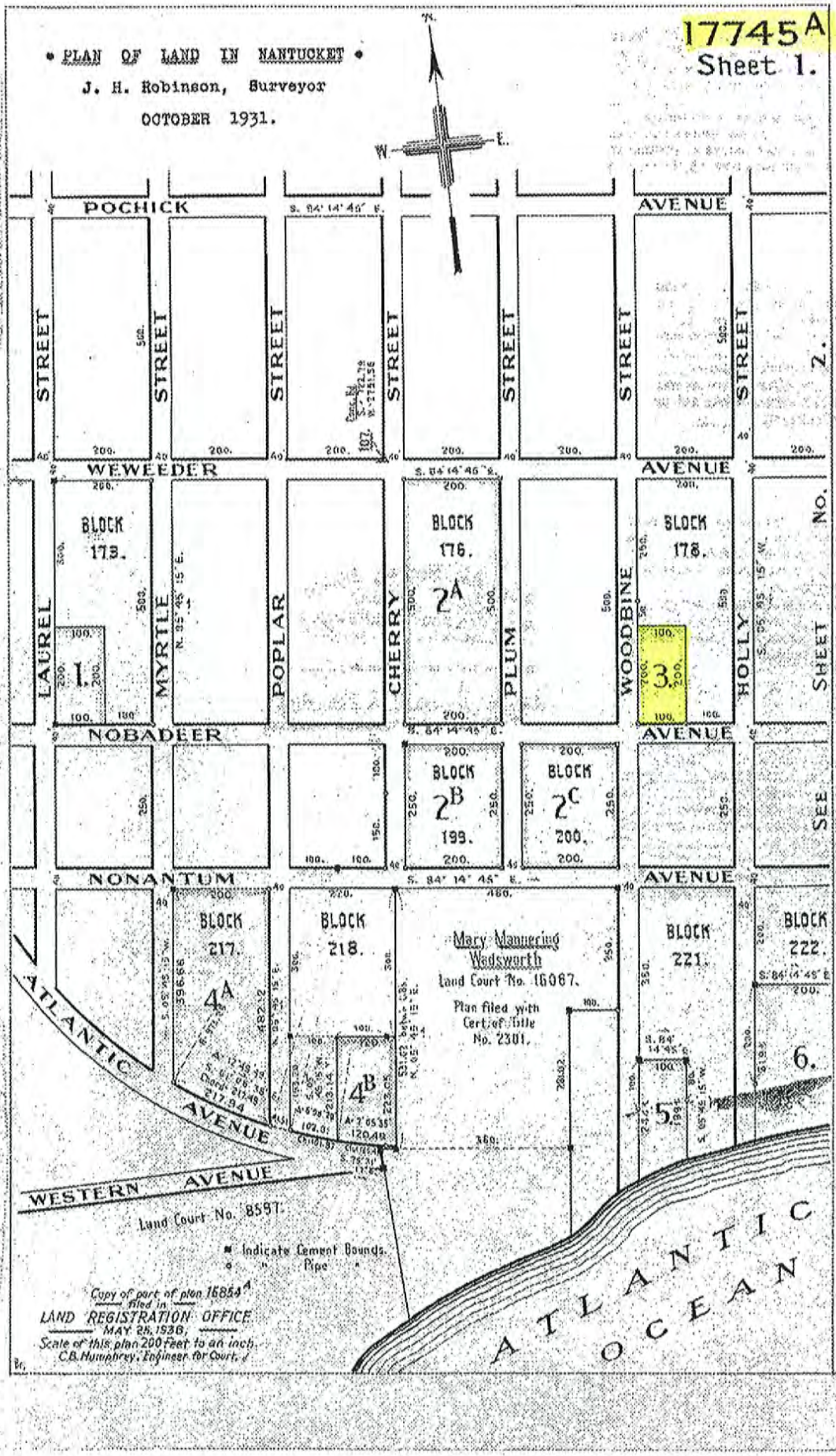
Nantucket, ss

On this _____ day of _____, 2023, before me, the undersigned Notary Public, personally appeared Dawn E. Hill Holdgate, Brooke Mohr, Matthew G. Fee, Thomas M. Dixon and Malcolm W. MacNab as Members of the Select Board of the Town of Nantucket who proved to me by satisfactory evidence of identification, which was personal knowledge of the undersigned, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose, as the free act and deed of the Select Board of the Town of Nantucket.

_____

Notary Public
My Commission Expires:

8609963NANT- 19712/0001


17745A
Sheet 1.
• PLAN OF LAND IN NANTUCKET •
J. H. Robinson, Surveyor
OCTOBER 1931.
N.
W.
E.
POCHICK AVENUE
WEWEEDER AVENUE
NOBADEER AVENUE
NONANTUM AVENUE
LAUREL STREET
MYRTLE STREET
POPLAR STREET
CHERRY STREET
PLUM STREET
WOODBINE STREET
HOLLY STREET
BLOCK 173.
BLOCK 176.
BLOCK 178.
BLOCK 198.
BLOCK 200.
BLOCK 217.
BLOCK 218.
BLOCK 221.
BLOCK 222.
1.
2A
2B
2C
3.
4A
4B
5.
6.
SEE SHEET No. 2.
Mary Mannering Wadsworth
Land Court No. 16067.
Plan filed with Certificate of Title No. 2301.
WESTERN AVENUE
Land Court No. 8597.
ATLANTIC AVENUE
ATLANTIC OCEAN
Indicate Cement Bounds.
Pipe
Copy of part of plan 16854A filed in LAND REGISTRATION OFFICE MAY 25, 1938.
Scale of this plan 200 feet to an inch.
C.B. Humphrey, Engineer for Court.
This plan filed with Certificate No. 2494

Parcel H-1, Woodbine St + Nobadeer Ave / Parcel N-1, Nobadeer Ave

Bk: Pg: 0 Page: 0
Doc: PLAN 04/06/2011 01:02 PM

SHEET 1 OF 1

RESERVED FOR REGISTRY USE

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

JOHN R. FARREN, PLS
MASSACHUSETTS REG. NO. 33590

ROADWAY DISPOSITION PLAN

IN

NANTUCKET, MASS.

OF

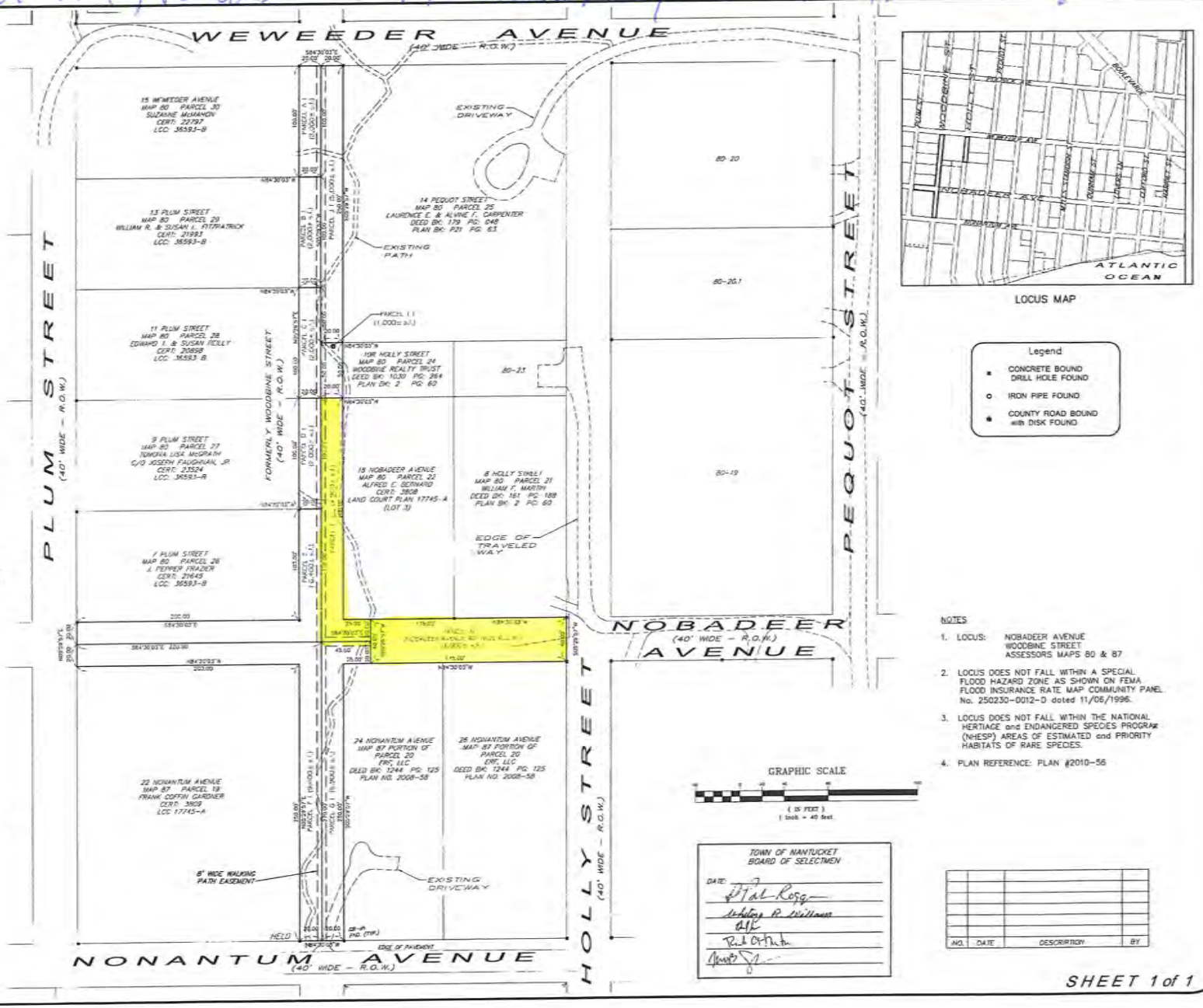
NOBADEER AVENUE
WOODBINE STREET

ASSESSORS MAPS 80 & 87

PREPARED BY
BRACKEN ENGINEERING, INC.
19 OLD SOUTH ROAD, UNIT B
P.O. BOX 3525
NANTUCKET, MA 02584
tel: (508) 325-0044

SCALE: 1" = 40' DECEMBER 29, 2010

APPROVED BY THE NANTUCKET PLANNING BOARD
DATE: 01-13-2011
FILE NUMBER: 1442



LOCUS MAP

Legend
- CONCRETE BOUND DRILL HOLE FOUND
- IRON PIPE FOUND
- COUNTY ROAD BOUND with DISK FOUND

GRAPHIC SCALE
(IN FEET)
1 inch = 40 feet

TOWN OF NANTUCKET
BOARD OF SELECTMEN
DATE:

NOTES

1. LOCUS: NOBADEER AVENUE
WOODBINE STREET
ASSESSORS MAPS 80 & 87
2. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 250230-0012-D dated 11/05/1996.
3. LOCUS DOES NOT FALL WITHIN THE NATIONAL HERTIAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED and PRIORITY HABITATS OF RARE SPECIES.
4. PLAN REFERENCE: PLAN #2010-56

NO.	DATE	DESCRIPTION	BY

SHEET 1 of 1

Agenda Item Summary

Agenda Item #	X. 5.
Date	June 28, 2023

Staff

PLUS

Subject

Acceptance of Use Restrictions for Properties on Old South Road Known as 105 Old South Road, 107 Old South Road and Lots 25 and 25 as Shown on Land Court Plan No. 16514-G as a Result of Article 66 of 2023 Annual Town Meeting which Changed Zoning Map from Residential-20 (R-20) Zoning District to Commercial Neighborhood (CN) Zoning District

Executive Summary

Voluntary restrictions against certain land uses and formula business use for property near airport.

Staff Recommendation

Approval.

Background/Discussion

The subject area is near or part of existing commercial uses near the intersection of Old South Road and Airport Road. It is also in the Public Wellhead Overlay District. Uses disruptive to adjacent residential uses, not encouraged in the PWOD and formula businesses were agreed by the Planning Board and property owners to be prohibited if the warrant article passed. Per the Charter, the Select Board has responsibility for real estate restrictions.

Impact: Environmental ☐ Fiscal ☐ Community☒ Other☐

Follow up actions consistent with ATM 2023 vote.

Board/Commission Recommendation

Planning Board and Finance Committee recommended approval and Town Meeting voted affirmatively.

Public Outreach

Public Hearings and Town Meeting vote

Connection to Existing Applicable Plan (i.e., Strategic Plan, Master Plan, etc.)

Master Plan-creation of Commercial Nodes in appropriate locations. Planning Area 16

Attachments

Declaration of Restrictions, Acceptance by Select Board, Map and Warrant Article

COMMONWEALTH OF MASSACHUSETTS

Nantucket,ss

DECLARATION OF RESTRICTIONS

WE:

THERESE KASCHULUK, being the owner of land shown as Lots 1031 and 1032 on Land Court Plan 16514-138, being known and numbered as 105 Old South Road, shown on Nantucket Tax Assessor's Map 68 as Parcel 164, her ownership evidenced by Certificate of Title Number 28313 and 27388 on file at the Nantucket Registry District for the Land Court;

TAMMY KING, being the owner of land shown as Lot 1033 on Land Court Plan 16514-138, being known and numbered as 107 Old South Road, shown on Nantucket Tax Assessor's Map 68 as Parcel 165, her ownership evidenced by Certificate of Title Number 27389 on file at the Nantucket Registry District for the Land Court as well as an Order for a new Certificate of Title registered as Document No. 162504 at the Nantucket County Registry District for the Land Court;

JULIE BUNTING, being the owner of land shown as Lot 25 on Land Court Plan 16514-G, shown on Nantucket Tax Assessor's Map 68 as Parcel 208, her ownership evidenced by Certificate of Title Number _____ on file at the Nantucket Registry District for the Land Court as well as an Order for a new Certificate of Title registered as Document No. 162504 at the Nantucket County Registry District for the Land Court;

LYNN MCLAUGHLIN, being the owner of land shown as Lot 24 on Land Court Plan 16514-G, shown on Nantucket Tax Assessor's Map 68 as Parcel 174, her ownership evidenced by Certificate of Title Number _____ on file at the Nantucket Registry District for the Land Court as well as an Order for a new Certificate of Title registered as Document No. 162504 at the Nantucket County Registry District for the Land Court;

hereby declare as follows:

I. STATEMENT OF PURPOSE

It is the purpose of this declaration to limit the commercial uses on the above-referenced lots.

II: RESTRICTIONS

a. The following uses shall be prohibited despite the Lots being zoned Commercial Neighborhood ("CN"):

i. Supermarket
ii. Drive-through takeout food
iii. Tavern/bar by Special Permit (a Tavern/bar that is accessory to a small restaurant is permitted)
iv. All formula businesses
v. Laundromat/dry cleaning
vi. Marijuana establishment
vii. Hospital (this does not include a medical clinic)
viii. Storage containers
ix. Motor vehicle sales
x. Motor vehicle rental
xi. Motor vehicle repair or painting
xii. Motor vehicle service station
xiii. Motor vehicle parking lot or structure
xiv. Taxicab business
xv. Maritime service station
xvi. Petroleum product storage or distribution facility
xvii. Kennel

III. GENERAL TERMS

1. Notices: All notices hereunder shall be effective only when mailed by certified mail, return receipt requested, addressed to the owner of record of any lot at the address listed with the Nantucket Assessors office.

2. Severability: Invalidation of any provision hereof by judicial determination shall not affect the remaining provisions, which shall remain in full force and effect.

3. Construction: This instrument shall be construed under the laws of Massachusetts. References herein contained or language relating to any gender shall also refer to the other gender as appropriate.

SIGNATURE AND NOTARY PAGE TO FOLLOW

Witness my hand and seal this 2nd day of May 2023.

Lynn McLaughlin

COMMONWEALTH OF MASSACHUSETTS

County of Middlesex

On this 2nd day of MAY, 2023, before me, the undersigned notary public, personally appeared before me Lynn McLaughlin (a) ✓ personally known to me, or (b) ____ proved to me through satisfactory evidence of identification, which was _____ (type of identification), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily, as her free act and deed for its stated purpose.

Notary Public
My Commission Expires: 3/9/2029

Garry M OBrien
Notary Public, Commonwealth of Massachusetts
My Commission Expires March 9, 2029

Witness my hand and seal this 3rd day of May 2023.

Therese Kaschuluk

Therese Kaschuluk

COMMONWEALTH OF MASSACHUSETTS

County of Nantucket

On this 3rd day of May, 2023, before me, the undersigned notary public, personally appeared before me Therese Kaschuluk , as aforesaid, (a) X personally known to me, or (b) ____ proved to me through satisfactory evidence of identification, which was _____ (type of identification), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily, as her free act and deed for its stated purpose.

JOHN B. BRESCHER
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
August 25, 2028

_____
Notary Public
My Commission Expires:

Witness my hand and seal this 5th day of May 2023.

Tammy King

Tammy King

COMMONWEALTH OF MASSACHUSETTS

County of Nantucket

On this 3 day of May, 2023, before me, the undersigned notary public, personally appeared before me Tammy King , as aforesaid, (a) X personally known to me, or (b) ____ proved to me through satisfactory evidence of identification, which was _____ (type of identification), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily, as her free act and deed for its stated purpose.

JOHN B. BRESCHER
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
August 25, 2028

Notary Public
My Commission Expires:

Witness my hand and seal this 3 day of May 2023.

Julie M Murray

Julie Bunting

formerly Julie M Bunting

COMMONWEALTH OF MASSACHUSETTS

County of Nantucket

On this 3 day of May, 2023, before me, the undersigned notary public, personally appeared before me Julie Bunting , as aforesaid, (a) ✓ personally known to me, or (b) ____ proved to me through satisfactory evidence of identification, which was drivers License (type of identification), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily, as her free act and deed for its stated purpose.

Lisa T Holdgate

Notary Public

My Commission Expires:

LISA TORNOVISH HOLDGATE
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
MAY 8, 2026

ACCEPTANCE BY SELECT BOARD

We, as a majority of members of the Select Board, hereby accept and approve the foregoing restrictions.

EXECUTED under seal this day of _____, 2023.

TOWN OF NANTUCKET,
BY ITS SELECT BOARD

_____
By:

_____
By:

_____
By:

_____
By:

By: _____

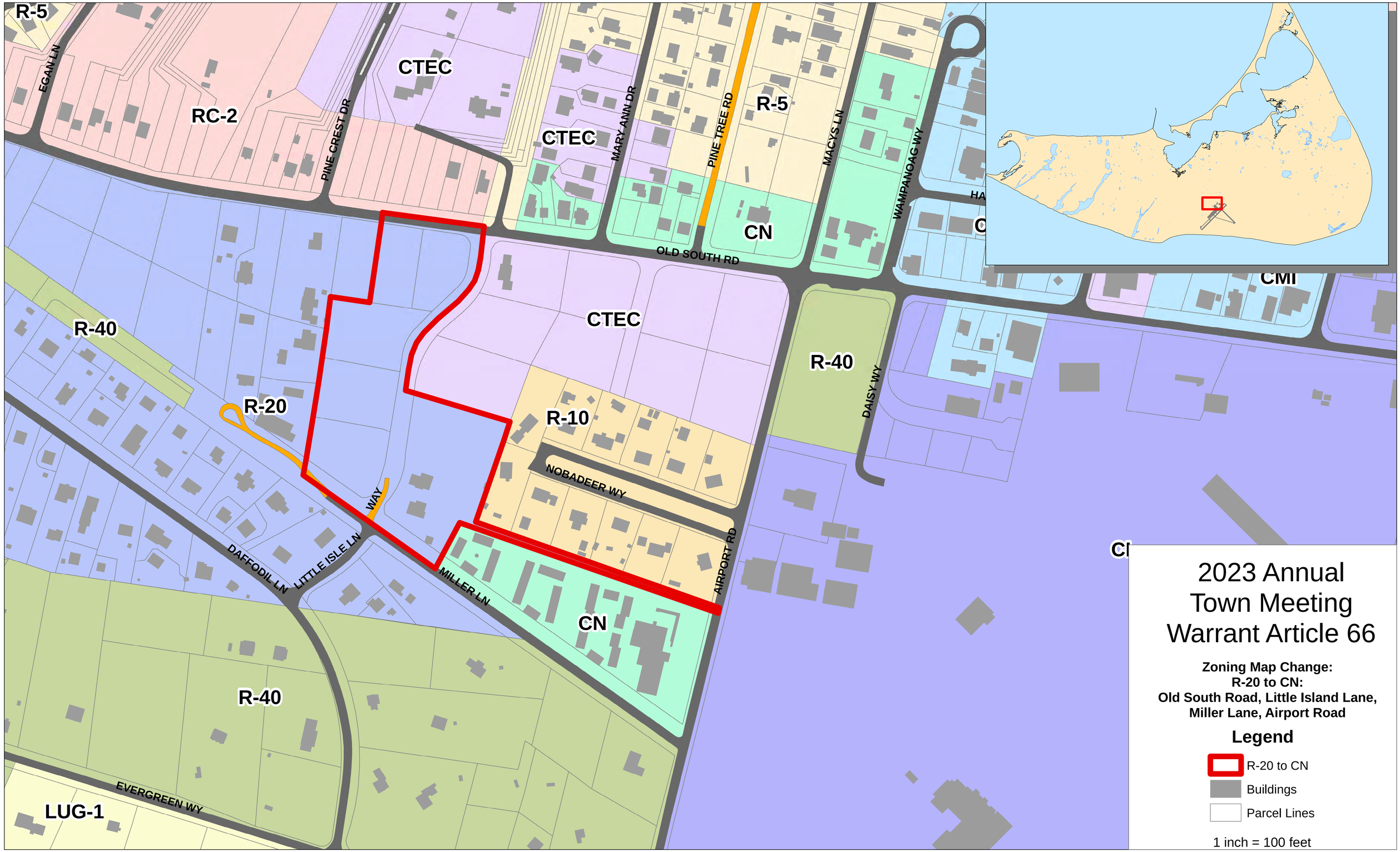
NOTARY PAGE TO FOLLOW

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss

On this _____ day of _____, 2023, before me, the undersigned Notary Public, personally appeared the above named _____ being one of the members of the Planning Board of the Town of Nantucket, proved to me through satisfactory evidence of identification, which was personal knowledge of the undersigned, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose on behalf of the County of Nantucket.

Notary Public
My Commission Expires:



2023 Annual Town Meeting Warrant Article 66

Zoning Map Change:
R-20 to CN:
Old South Road, Little Island Lane, Miller Lane, Airport Road

Legend

- R-20 to CN
- Buildings
- Parcel Lines

1 inch = 100 feet

Data Sources:
The planimetric data on this mapsheet is based primarily upon interpretation of April, 2018 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 October, 2022

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.

November, 2022

Please send identification of any errors and corresponding corrections to:

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

ARTICLE 65
(Zoning Map Change: RC-2 and CI to CMI – Arrowhead Drive)

To see if the Town will vote to place the following parcels of land, now in the Residential Commercial-2 (RC-2) and Commercial Industrial (CI) zoning districts, in the Commercial Mid Island (CMI) zoning district;

or take other action with regard thereto.

Address	Map and Parcel	Present district
20 Arrowhead Drive	69-51	RC-2
18 Arrowhead Drive	69-52	CI
12 Arrowhead Drive	69-55	RC-2
10 Arrowhead Drive	69-56	RC-2
8 Arrowhead Drive	69-57	RC-2
6B Arrowhead Drive	69-58.1	RC-2
6 Arrowhead Drive	69-58	RC-2

(Arthur I. Reade, et al)

PLANNING BOARD MOTION: Moved that the Zoning Map of the Town of Nantucket be amended by placing the following properties currently located in the Residential Commercial-2 (RC-2) district, in the Commercial Mid Island (CMI) district:

MAP	LOT	NUMBER	STREET
69	51	20	Arrowhead Drive
69	52	18	Arrowhead Drive
69	55	12	Arrowhead Drive
69	56	10	Arrowhead Drive
69	~~57~~	8	Arrowhead Drive
69	58.1	6B	Arrowhead Drive
69	58	6	Arrowhead Drive

All as shown on a map filed herewith at the Office of the Town Clerk.

The Planning Board determined that the quantum of vote for passage of this motion qualifies for a majority vote exception pursuant to Chapter 358 of the Acts of 2020, known as the Housing Choice Law, because it will meet the criteria in MGL Chapter 40A, Section 5 resulting in the by-right allowance of multi-family housing and mixed-use development in an eligible location.

FINANCE COMMITTEE COMMENT: The Committee supports the Planning Board Motion.

ARTICLE 66
(Zoning Map Change: R-20 to CN – Old South Road, Little Isle Lane, Miller Lane, Airport Road)

To see if the Town will vote to take the following actions in regard to the following properties:

Map	Parcel	Number	Street
68	164	105	Old South Road
68	165	107	Old South Road
68	208	----	Old South Road/Little Isle Lane
68	174	----	Old South Road/Little Isle Lane
68	120	3	Miller Lane
68	888	17 (portion of)	Airport Road

(1) Amend the Zoning Map of the Town of Nantucket by placing the properties noted above, currently located in the Residential-20 (R-20) zoning district into the Commercial Neighborhood (CN) zoning district.

All as shown on the attached map.

Or to take any other action related thereto.

(Linda Williams, et al)
PLANNING BOARD MOTION: Moved that the Zoning Map of the Town of Nantucket be amended by placing the following properties currently located in the Residential 20 (R-20) zoning district into the Commercial Neighborhood (CN) zoning district:

MAP	LOT	NUMBER	STREET
68	164	105	Old South Road
68	165	107	Old South Road
68	208	----	Old South Road/Little Isle Lane
68	174	----	Old South Road/Little Isle Lane
~~68~~	~~120~~	~~3~~	~~Miller Lane~~
68	888	17 (portion of)	Airport Road

All as shown on a map filed herewith at the Office of the Town Clerk.

The Planning Board determined that the quantum of vote for passage of this motion qualifies for a majority vote exception pursuant to Chapter 358 of the Acts of 2020, known as the Housing Choice Law, because it will meet the criteria in MGL Chapter 40A, Section 5 resulting in an increase in the number of housing units beyond what could be permitted under existing zoning requirements and resulting in the by-right allowance of multi-family housing and mixed-use development in an eligible location.

PLANNING BOARD COMMENT: The owners have agreed to restrict the properties from utilizing many of the commercial uses in the CN district, including the following uses:

- **Supermarket**
- **Drive-thru takeout food**
- **Tavern/bar by Special Permit (a Tavern/bar that is accessory to a small restaurant is still OK)**
- **All formula businesses**

- Laundromat/dry cleaning
- Marijuana establishment
- Hospital (this does NOT include medical clinic, which would still be allowed)
- Storage containers
- Motor vehicle sales
- Motor vehicle rental
- Motor vehicle repair or painting
- Motor vehicle service station
- Motor vehicle parking lot or structure
- Taxicab business
- Maritime service station
- Petroleum product storage or distribution facility
- Kennel

FINANCE COMMITTEE COMMENT: The Committee supports the Planning Board Motion.

ARTICLE 67
(Zoning Map Change: R-20 to R-10 – Old South Road and Miller Lane)

To see if the Town will vote to take the following actions in regard to the following properties:

Map	Parcel	Number	Street
68	465	77	Old South Road
68	128	79	Old South Road
68	466	81A	Old South Road
68	127	81B	Old South Road
68	159	83	Old South Road
68	160	87	Old South Road
68	161	91	Old South Road
68	124	11	Miller Lane
68	125	17	Miller Lane
68	126	19	Miller Lane

(1) Amend the Zoning Map of the Town of Nantucket by placing the properties noted above, currently located in the Residential-20 (R-20) zoning district into the Residential-10 (R-10) zoning district.

All as shown on the attached map.

Or to take any other action related thereto.

(Linda Williams, et al)

From:	Megan Trudel
To:	Erika Mooney
Cc:	Andrew Vorce
Subject:	Re: Open Space Plan
Date:	Wednesday, June 21, 2023 7:49:46 AM
Attachments:	Nantucket Open Space and Recreation Plan (2022)_Rev 06.15.23MT AV EDITS.docx

Good Morning,

We expect to have the final version from Weston and Sampson by end of day today. See attached the track change version that accounts for changes made through the Workshop conducted on Thursday (less changes to the chart as I didn't want to create formatting problems). Changes include minor non substantive language changes and incorporation of language in several places to reflect the public's request for the possibility of an indoor facility. Also included are some of Emily Molden's requested language changes to include the protection of surface water and incentivizing the use of CRs.

I will forward you the final version for the packet as soon as it is received!

Best,

Megan Trudel, AICP
Land Use Specialist

PLUS-Town of Nantucket
2 Fairgrounds Road
Nantucket, MA 02554

mtrudel@nantucket-ma.gov

> On Jun 20, 2023, at 12:13 PM, Erika Mooney <EMooney@nantucket-ma.gov> wrote:
>
> Hi Megan:
> Can I please get a copy of the revised Open Space Plan? And Libby has asked for a summary of what has changed. Can that also be provided?
>
> Erika
>
> Erika D. Mooney
> *Operations Administrator*
> Town of Nantucket
> 16 Broad Street, Room 113
> Nantucket, MA 02554
> 508-228-7266
>
> *This electronic message and any attached files contain information from the Town of Nantucket that may be privileged and/or confidential. The information is intended for the recipient named above,*

Town of Nantucket

Open Space and Recreation Plan

2022

PLANNING AND LAND USE SERVICES

Weston & Sampson

ACKNOWLEDGEMENTS

Nantucket has ~~a rich park and expansive~~an expansive park and open space network of properties that provide critical active and passive recreational outlets for residents of this unique island community. Thanks to the many groups and organizations for participating in the development of this plan and for their continued work to improve the strong inventory of properties.

Specifically, the Town of Nantucket's Planning and Land Use Department ("PLUS"), with assistance by an informal open space committee, and Weston & Sampson, have prepared this 2022 Open Space and Recreation Plan to inform actions to be implemented pending funding in the years to come. The plan builds off multiple earlier iterations, including the most recent update initiative which began in 2014 under the direction of Brown Walker Planners, Inc. and other new initiatives that continue through this date.

Town representatives and residents are keen to advance the tenets contained within this document.

November 2022

Eel Point

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SECTION 1 | PLAN SUMMARY

The Town of Nantucket, Nantucket Islands Land Bank, and other public and private organizations have successfully preserved, enhanced, and managed park lands and natural resource areas for the enjoyment of the town's residents, workforce, and visitors. The 2022 Open Space and Recreation Plan was developed to provide a pathway to new opportunities ~~to provide new~~ and to maintain existing accessible parks and recreational areas. The Plan builds on previous open space and recreation plans from ~~related planning efforts from~~ 2007 and 2014~~,~~ and ongoing planning related efforts, including acquiring additional lands for the protection of the island's natural and cultural resources, expanding pedestrian and bicycle paths, improving existing recreational resources, and increasing public access to the water.

Building on these positive achievements since 2014, the 2022 Open Space and Recreation Plan includes a revised Seven-Year Action Plan *(Section 9).* A community survey, public meetings, and dozens of stakeholder interviews have informed the development of the community's current vision, goals and objectives. Such civic engagement was critical as it meant local knowledge informed updates to various inventories *(Sections 4 and 5)* but more crucially, the identification of issues and analysis of needs on Nantucket ~~island~~ *(Section 7).*

The community vision *(Section 6*), and goals and supporting objectives *(Section 8*) provide a framework for the action steps that will guide the town over the next decade.

- *Goal 1: Protect lands of public conservation and recreational interest that support essential wildlife habitat and ecosystems, water quality, flood management, and a variety of both indoor and outdoor recreational activities.*
- *Goal 2: Provide and maintain a high-quality inventory of parks and recreation areas and facilities that are safe, attractive, and provide a range of active and passive (informal) recreational opportunities for all residents. Ensure that populations that may be underserved can access a park and open space system that is fair, inclusive, and equitable.*
- *Goal 3: Improve access to, connections between, and awareness of public open space and recreation areas, ~~and~~ programs, and facilities.*
- *Goal 4: Preserve the island's sense of place by preserving and managing the physical environment, public access to beaches and resources, protection of environmental health and surface water resources, and connectivity and compatibility of neighborhoods and resources.*
- *Goal 5: Integrate the Open Space and Recreation Plan with other planning initiatives especially as it relates to making assets more resilient and better prepared to withstand the vagaries of a changing climate and sea level rise.*
- *Goal 6: Collaborate with the Nantucket Public School Districts to integrate the Open Space and Recreation Plan to incorporate an increase to recreational uses outside the active school hours as it relates to providing additional assets and recreational programming opportunities for the growing population of Nantucket, with the understanding that there must first be a resolution to the synthetic field debate.*

The Action Plan provides a work plan to guide those responsible for open space and recreation management and land acquisition in the town. The Plan identifies responsible parties and partners, potential funding sources (where applicable), and priorities (high, medium, low).

SECTION 2 | INTRODUCTION

A. Statement of Purpose

On NantucketAs an island, the preservation of land and open space, and access is paramountto it has been prioritized. The 2022 Open Space and Recreation Plan (OSRP) provides a strategy for the next seven years to protect open space and provide both indoor and outdoor recreational opportunities to Nantucket's residents and visitors alike. The OSRP Plan is primarily focused on municipal action, however, n. Hhowever, the long-standing and very successful partnerships with land conservation groups is fully recognized and the ongoing support of these organizations will be critical to future endeavors. For example, the Town of Nantucket has previously swapped land in the interest of providing new recreational facilities and amenities to improve community access and fill gaps in service.

The planning process has been led by the Town of Nantucket's Planning and Land Use Services (PLUS) in coordination with other town departments, commissions, and private land stewards. This current edition of the OSRP builds upon the last completed plan in 2007 and the considerable work that was put forth to develop a DRAFT 2014 OSRP. In recent years, the following has been accomplished by the town and other partners:

- Land has been acquired for the purposes of wildlife and natural resource protection and public use and enjoyment.
- Playgrounds have been constructed.
- Field improvements have been undertaken.
- A new Parks and Recreation Commission with a and mandate has been established.
- A new Parks and Recreation Manager position has been established and filled.
- A master plan for new sports and recreation facilities has been adopted for the high school campus.
- A feasibility study for a multi-use corridor for Tom Nevers Road has been completed.
- A parks and recreation master plan for 13 properties (public beaches, parks, recreation facilities, playgrounds, trail systems) has been completed.
- A new fieldhouse is being constructed at the Nobadeer property to serve recreational users.
- Existing bicycle facilities have been renovated, and new facilities have been constructed.

The OSRP also helps to ensure that the town remains eligible for state funding for open space preservation and park improvement projects including Parkland Acquisitions and Renovations for Communities (PARC), Local Acquisitions for Natural Diversity (LAND), and the federal Land and Water Conservation Fund (LWCF), which are administered by the Massachusetts Executive Office of Energy and Environmental Affairs. The implementation of the plan will primarily be the responsibility of Town Administration, the Parks and Recreation Commission, Planning and Land Use Services and Town AdministrationNantucket Islands Land Bank, and PLUS.

B. Planning Process and Public Participation

Planning Process

In 2020, PLUS received funds awarded by the ~~from the~~ Community Preservation ~~Act~~Commission to be used to support completion of this 2022 Open Space and Recreation Plan and the development of an Island-Wide Trail Plan. Key town departments and other entities participating in the process included:

- Planning and Land Use Services
- Department of Public Works
- Parks and Recreation Commission
- Town Administration~~Managers Office~~
- Conservation Commission
- Nantucket Islands Land Bank

Members of these entities, and others, played an integral role in the completion of the OSRP, providing information throughout the process and on-going review of submitted drafts. Consultants conducted stakeholder interviews with members of conservation and land protection groups, recreation providers, and farming advocates to document conservation and recreation programs and identify needs.

A public meeting was held in which consultants presented the findings of the planning process and preliminary goals and objectives. Participants offered input that helped to identify additional resource protection and recreation needs and further refine goals and objectives. The town's departments, boards and committees were invited to review and comment on the plan and the draft plan was posted for public review on the town's web page.

Input from other related study and master plan initiatives related to town parks and recreation, bicycle/multi-use corridors, municipal vulnerability and preparedness, natural hazard mitigation plan, long-range transportation plans has also helped to inform the OSRP.

Public Participation with enhanced outreach for Environmental Justice neighborhoods

As Defined by the State of Massachusetts's Environmental Justice Policy, an Environmental Justice (EJ) population is determined by any of the following criteria:

- Households earn 65% or less of the statewide household median income
- 25% or more of the residents are minority
- 25% or more of the residents are foreign-born
- 25% or more of the residents are lacking English language proficiency

Based on these criteria and the 2020 census, a large portion of Nantucket's population, both by location and population distribution, are found within EJ neighborhoods. With such a prevalent distribution of EJ populations, Nantucket favored an inclusionary and dynamic public participation process that fully integrated EJ principals in the outreach process.

The Open Space and Recreation Plan 2022 survey was advertised by the Town of Nantucket, with support from Weston & Sampson as a consultant. With the objective to enhance public participation on the development of the plan, especially from the Environmental Justice Neighborhoods, the survey was advertised in the Town's webpage, on social media, and notices were distributed to the community via Town board and committee e-mail lists. Notices to conservation agencies, homeowner associations, recreation providers, and flyers were posted at

the public library, Town offices and at public meetings and workshop as well as in the local newspaper, Inquirer Mirror. All outreach documents, advertisements, written, digital, public meetings, and other means of participation were developed to provide an equal opportunity for residents to experience meaningful involvement in the development of the Open Space Plan. All advertisements and in person meetings were offered in English and Spanish languages with additional translation and interpretation services available to participants on as-needed basis. The survey summary can be found in the 'Analysis of Needs' (Section 7).

The Inquirer and Mirror

Essential Nantucket since 1821

NEWS · SPORTS EAT & DRINK · OPINION OBITUARIES CLASSIFIEDS · NANTUCKET TODAY NEWSLETTER SIGN-UP SUBSCRIBE

turnkey business on Nantucket Island!

Input sought for recreation and open space plan

The Inquirer and Mirror

(May 30, 2022) The Town of Nantucket, through its Planning & Land Use Services Department, is preparing a town-wide open space and recreation plan, to be submitted to the state's Division of Conservation Services.

According to a town social-media post, "Your input is essential. Please help us plan the future of Nantucket's diverse park, open space and recreation system by responding...

Mass General Brigham

Nantucket Cottage Hospital recognized as one of America's Top 100 Rural and Community Hospitals

100 RURAL & COMMUNITY TOP HOSPITAL 2022

The Inquirer and Mirror Newspaper, May 2022.[1]

Advertisement of the Nantucket OSRP 2022, through the Town's Socia Media Facebook Page, May 27, 2022.

[1] Input sought for recreation and open space, May 30, 2022, https://www.ack.net/stories/input-sought-for-townwide-recreation-and-open-space-plan,28797?

SECTION 3 | COMMUNITY SETTING

A. Regional Context

Nantucket Island is approximately 14 miles long and varies in width from three to six miles. It has a total area of 49.53 square miles (31,699-acres). Nantucket, which means "far-away island" in the Wampanoag language, lies 25 miles south of Cape Cod and approximately 38-miles southeast of the community of Woods Hole.

Nantucket Island is the main land mass of Nantucket County, which also includes the neighboring barrier islands of Tuckernuck and Muskeget, totaling an additional 1,636-acres.

Nantucket is served by ferry from the Massachusetts communities of New Bedford, Harwich Port, and Hyannis. ~~and from New York City, New York.~~ Nantucket is accessible by airplane year-round from Boston, Martha's Vineyard, Hyannis and New Bedford, Massachusetts. Seasonal air service from Bedford (MA), Norwood (MA), Providence (RI), New Haven (CT), Newark, Teterboro (NJ), Westchester County (NY), White Plains (NY), New York City, Charlotte (NC), Philadelphia (PA), and Washington, DC. The nearest counties are Dukes County on the island of Martha's Vineyard to the West and ~~which lies across Muskeget Channel to the west;~~ Barnstable County on Cape Cod to the North. ~~is across Nantucket Sound to the north.~~ The Atlantic Ocean lies to the east and south.

Nantucket ~~lays claim to~~has more than 80 miles of remarkable beaches (many of them open to the public free of charge). ~~,~~ and the island's quaint villages and distinct areas ~~, seaside hamlets~~ include:

- Siasconset ~~Village~~, known as Sconset, has a range of summer homes from historical fishermen's houses to large ~~palatial~~ modern residences and includes a village center.
- Polpis, Tom Nevers and the Moorlands surrounding Alter Rock are~~is~~ renowned for its natural beauty and pastoral landscapes, including many ponds, marshes, moors, cranberry bogs, and wide vistas.
- Surfside, Cisco, Dionis, and Madaket are popular coastal beach destinations ~~for holiday-makers~~beachgoers, surfers, and surfcasters.
- Wauwinet is located on a peninsula of land between the bay and ocean, boasting an unusual hardwood stand at Squam Swamp, wildlife refuges and other conservation land.

Because Nantucket extends far out into the Atlantic Ocean and is warmed by Gulf Stream waters, ~~the island celebrates a climate that is reluctant to give in to New England winter right up until Christmas, when the island entertains thousands of visitors with its annual Christmas Stroll.~~the island's climate is typically milder than the notoriously harsh climate throughout the majority of New England.

REGIONAL GOVERNANCE

Nantucket is~~The island is also~~ one of Massachusetts' thirteen regional planning areas, for which the Nantucket Planning and Economic Development Commission (NP&EDC) is the Regional Planning Agency (RPA). The NP&EDC is unique among ~~regional planning agencies~~RPAs as it represents one town and one county. ~~According to Warrant Article 5, Section 1, t~~The Commission was established in 1973 "in order to plan for the orderly and coordinated development and protection of the physical, social, and economic resources of the island of Nantucket." The

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Commission is advisory, making recommendations to other governing bodies that are responsible for implementation and oversight of policies and regulations.

Because of Nantucket's rural characteristics (like Dukes County and Franklin County), the NP&EDC technically does not meet the federal criteria to also serve as ~~While most of the Commonwealth's RPAs also serve as~~ the federally designated Metropolitan Planning Organization (MPO). ~~, NP&EDC does not meet the federal criteria for an MPO. Federal regulations require that~~ An~~an~~ MPO is~~be~~ formed in urbanized areas with a population of 50,000 or more. In Nantucket, ~~However,~~ the Massachusetts Department of Transportation (MassDOT) provides planning funds for transportation planning ~~to Nantucket (as well as Martha's Vineyard and Franklin County)~~, essentially treating ~~them~~ the island as an MPO~~s~~. The Nantucket "MPO" consists of a decision-making body ~~consisting of~~including MassDOT, the Highway Division of MassDOT, and the NP&EDC.

In its MPO role, the NP&EDC oversaw the completion of a Regional Transportation Plan and the 2020 Long Range Transportation Plan and continues to provide oversight to the development of "area plans" for the town. These area plans follow the criteria laid out by the state for comprehensive master plans (Chapter 41, Section 81D of the Mass. General Laws), but serve a specific geographic area of the town. Typically, the NP&EDC works closely with a citizen working group to complete the area plan. To date, area plans have been completed for Naushop Crossing (2014), Brant Point (2013), Surfside (2008), Greater Tom Nevers (2008), Sconset (2021~~07~~), Madaket (2006), and Mid-Island (2003).

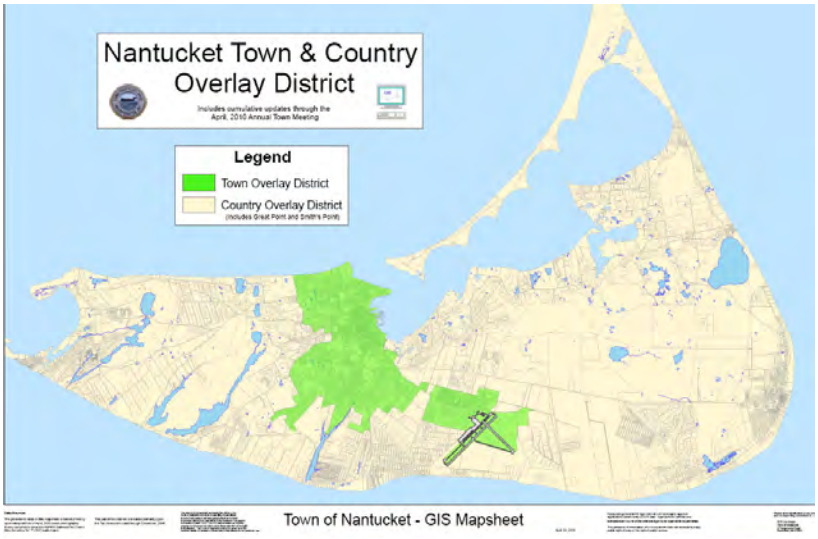
LANDSCAPE CHARACTER

Nantucket ~~Island's~~ natural landscape is comprised of ponds, moors and heath, dwarf trees and thickets, and cranberry bogs. Its built environment includes over 400 eighteenth and nineteenth century buildings and cobblestoned streets -- historic streetscapes that have remained largely intact since Nantucket's early days. The ~~i~~island is also home to a diversity of established and emerging neighborhoods ranging from seaside villages to rural hamlets to suburban style subdivisions.

A principal objective of Nantucket zoning is to preserve Nantucket's character by supporting a greater density of development within an established Town Overlay District and to limit density throughout the rest of the island within the Country Overlay District. Areas outside of the Town Overlay District include the neighborhoods of villages including Cisco, Dionis, Madaket, Pocomo, Quidnet, ~~Siasconset,~~ Surfside, Tom Nevers, and Wauwinet.

Dionis Beach

TOWN AND COUNTRY OVERLAY DISTRICTS



Two adjoining islands are part of Nantucket. Located the furthest from Nantucket, Muskeget Island is undeveloped except for two buildings. Tuckernuck Island is sparsely developed, containing approximately 30 summer homes. Both Muskeget and Tuckernuck Islands hold significant ecological value, as they are largely comprised of threatened grassy heath and coastal heathland plant communities in addition to their vast dunescapes.

Nantucket's economy is heavily dependent on tourism and seasonal visitors. Therefore, the survival of the island's natural, historic, and recreational resources, are essential to maintaining the island as a premier destination.

B. History of the Community

The island's beginnings in western history can be traced to its reported sighting by Norsemen in the 11th century, but it was not until 1602 that Captain Bartholomew Gosnold of Falmouth, England first identified Nantucket on a map. As Europeans began to settle in the areas around Cape Cod, the island became a place of refuge for the region's Indian tribes and continued to be a seasonal destination for fishing and harvesting of whales that washed up on shore.

The island's original inhabitants were the Wampanoag Indians. Europeans didn't settle the island until 1659. Earl of Sterling was granted Nantucket, Martha's Vineyard, Long Island, and most of New York, in 1635 from King Charles I. Nantucket was then deeded from Earl of Sterling to Thomas Mayhew, a merchant of Watertown and his son in 1651. This purchase also included Tuckernuck & Muskeget islands.

The history of Nantucket's settlement by the Europeans, did not begin in earnest until 1659 when Thomas Mayhew sold his interest to the "nine original purchasers": Tristram Coffin, Thomas Macy, Christopher Hussey, Richard Swayne, Thomas Bernard, Peter Coffin, Stephen Greenleafe, John Swayne, and William Pike. These men were non-Puritans and separatist sympathizers. In 1660, the partnership of English owners enlarged to 20 members, or original proprietors of Nantucket. These proprietors also purchased the rights to the island from local natives. This point also marked the

start of the demise of the island's Indian population. Over the next century, the Wampanoag would be weakened by a combination of disease, alcohol, and servitude, all introduced by the European settlers.

The Island was incorporated as the Town of Nantucket in 1671, under the jurisdiction of the Province of New York, and its name was changed to Sherburne in 1673 by Royal Governor Francis Lovelace.[2] Before ultimately settling on the shores of the Great Harbor, the new settlers moved to the land surrounding the small, sheltered harbor called Cappamet, now Capaum Pond and Maxey's Pond, on the north shore, where the first European settlement – Sherburne – was established. Cappamet Harbor closed between 1716-1722 and the settlement slowly moved to Wesco and the present-day site of Nantucket town. In 1795, the town (now nestled on the Great Harbor) was named Nantucket (Wampanoag for "faraway land") and became unique in the country as an island, a county, and a town all with the same name.

From 1700-1750, Quakerism began to take root and, by the end of the eighteenth century, the Society of Friends was the major denomination on the island, a refuge for Quakers being persecuted in other areas of the Bay Colony. The Nantucket Quakers also became extremely influential in business and government matters. At least two meetinghouses were built in 1711 and 1731.

Nantucket's long-gone whaling fleet was responsible for lighting most of the world's oil lamps. From as early as the late seventeenth century, islanders knew of the utility of huge mammals, but it only took a brief time before the islanders discovered the unlimited uses of their various anatomical parts. By the early part of the 19th century, the island had reached the height of its prosperity and renown as the center of the world's whaling fishery. All islanders shared in the enormous profits that industry imparted, from a harbor front teeming with whaling-related commerce to a town replete with rooming and boarding houses. These glory days were reflected in the construction of grand homes for captains and merchants as symbols of wealth. Today, Nantucket Town remains one the finest surviving architectural and environmental examples of a late 18th-and early 19th century seaport town in New England.

For nearly 100 years, from the mid-1700s to the early 1840s, the island was the whaling capital of the world, with as many as 150 ships making port in Nantucket during its peak, out of 250 total ships in New England. In 1830, when Nantucket became the third most important commercial center in Massachusetts, it was still dominated by Quakers. In 1772, Nantucketers began manufacturing spermaceti candles, and by 1792 the town had 10 Candle factories. Within decades, however, the new wealth from whale oil drastically took a turn upon the advent of petroleum in 1838 when it began to replace whale oil as an illuminant, and the sperm whale itself became harder to find.

By the mid-1840s, sperm whales became scarce and kerosene, a less expensive alternative to whale oil, gained popularity. The demise of the whaling industry together with the "Great Fire" of 1846, which destroyed one-third of the town and the entire waterfront area, left the island impoverished, and the 1849 California Gold Rush found many young men traveling out west. In addition, sand bars in the harbor made it impossible for the increasingly heavier ships of the early 19th century to dock. Around 1843, Nantucket's whaling industry began to dwindle and New Bedford, Nantucket's Whaling rival, had more whalers called to port!

Though Nantucket lost its bounty and its masses, the character of its romantic and vital era was preserved. Homes built between 1820 and 1850, showcased the wealth of Whaling merchants and sea captains. Sea captains built their homes with a view of the harbor, while the Whaling merchants and ship owners built their elegant mansions on the upper part of Main Street, which

[2] Nantucket Historic Properties Survey Plan, Public Archeology Laboratory, Inc., Report #4267, September 2022.

became a tree-lined thoroughfare paved with cobblestones. As a result, Nantucket emerged as a popular tourist destination thanks to its historic appeal and its promise of the "necessary, invigorating and delightful indulgence of Sea Bathing," according to an 1828 claim. Nantucket was a port-of-call for transatlantic packets and coastal vessels from the early 1800s and, indeed, ranked third only after New York and Boston as a major port. When the whaling era ended, commercial shipping gave way to recreational boating. Daily excursions from the mainland on the graceful old steamers brought a new breed to Nantucket – the summer visitors. With the establishment of daily steamship service in 1872, it made Nantucket more accessible. Then in 1874, it increased to two times per day, and Nantucketers were eager for these visitors.

The first generation of "developers" on Nantucket sang the praises of pure air and saltwater bathing for health and pleasure. They built cottages and summer houses, advertising them in the Boston and New York newspapers. Prominent architect and Developer, Charles H. Robinson started to build summer cottages in Siasconset in the 1870s & 1880s. Island housewives took in summer boarders and great hotels were built in town, as well as on the seashore at Brant Point, Surfside, and Siasconset.

It was not until around 1880' that the American tradition of summer vacations was firmly established, and it was then that Nantucket was discovered to be just about the ideal spot for vacationing. As the summer population expanded, summer people created their own institutions the island. This included a non-denominational church, the Siasconset Casino and the Sankaty Golf Club. Once entrenched, tourism became the principal source of income for island residents. [3]

Since 1950s, a diverse group of organizations and agencies have been established with the common goal to protect, preserve, and restore Nantucket's natural resources.

In 1955, Nantucket was one of the first communities in the nation to establish a local historic district. Originally encompassing only, the Old Town and the Village of Siasconset, the local historic district regulates exterior changes. The district was expanded in 1971 to include the entire island as well as the islands of Muskeget and Tuckernuck. In 1966, Nantucket's historic district was designated as one of the country's first National Historic Landmarks (NHL). In 1975, the NHL was expanded to cover all Nantucket island as well as the two outer islands.[4] New updates to the NHL require any new construction to conform to the historic character of the district and island.

In 1963, The Nantucket Conservation Foundation was created with the understanding that the best way to protect land is to own it. Beginning with an initial donation of less than one acre, it has since become the most successful land conservation and protection effort on Nantucket island. Beaches, hardwood forests, dunes, shrublands, bogs, heathlands, marshes, grasslands, meadows, and ponds make up their holdings, representing over 30% of the island's total land area. Today, it is one of the island's largest landowners, responsible for protecting over 9,000-acres of distinctive natural areas from development.

In 1975, Nantucket National Wildlife Refuge (NWR) was created to carry out the national migratory bird management program. The Refuge, which is cooperatively managed with The Trustees of Reservations, encompasses 24-acres at Great Point.

Established in 1983, the Nantucket Islands Land Bank was the first program of its kind in the United States, conceived by Nantucket's Planning Commission, and adopted by the voters of Nantucket.

[3] This section from 2007 Open Space & Recreation Plan with contributions from Nantucket Chamber of Commerce and the Nantucket Historical Association's Research Center.

[4] Nantucket Preservation Trust, https://www.nantucketpreservation.org _ 2023

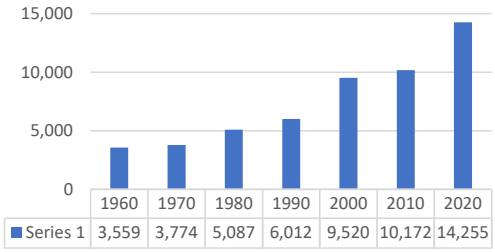
In 2021, Nantucket became a Certified Local Government with the National Park Service. The Certified Local Government Program is a Federal Preservation Partnership between local, state, and national governments focused on promoting historic preservation at the local level.[5]

C. Population Characteristics

Population Trends

The population in Nantucket has nearly tripled in the last fifty years, a substantial change for a small island community. Increased population has resulted in more dwellings, vehicles, infrastructure, and overall activity. Areas that had been sparsely populated - particularly the central mid-island neighborhoods adjacent to the schools and reaching the airport - became developed with new housing, thus changing the historic character of those neighborhoods. Much of this growth occurred between 1990 and 2000, when the island experienced nearly 60% growth.

Nantucket Population Growth, U.S. Census, 1960-2020



According to the U.S. Census 2020, some 14,255 people live in Nantucket year-round. It is estimated, however, that Nantucket's summer population exceeds the year-round population by nearly a factor of four; the island's population swells to approximately 40,000 to 50,000 persons every year during the peak months of July and August. The shoulder seasons of spring and fall remain active times on Nantucket with winter being an annual low point for the island's population, as many year-round and seasonal residents leave for warmer destinations.[6] The recently completed Long Range Transportation Plan projected population growth to approximately 11,804 by 2030 and 12,212 by 2040 and the 2020 U.S. Census data reports that these figures have already been exceeded.

Nantucket is among the most prestigious areas of the nation for a summer or second home address. In fact, economic indicators assessing the value of vacation homes and anecdotal evidence all suggest that the summer population of Nantucket is wealthier than most other second home areas of Massachusetts. In the Spring of 2020, the COVID-19 pandemic affected the year-round population on Nantucket, as second homeowners fled their primary residence, often located in congested cities and towns along the eastern seaboard, for the spacious island environs of Nantucket. This sudden change in population during the shoulder season affected natural resources and recreation amenities because people eager to be outside the isolation of their homes were using Town parks, trails, beaches, and other open spaces during a typical rest period on the island. The COVID-19 pandemic has also led to a major cultural shift in the way that some people are now able to work, remotely. Places like Nantucket that once had small year-round

[5] Nantucket Certified Local Government - July 2021, June 2022 Report (PDF).
[6] *Ibid*

communities with surges of summer tourists, are now seeing increased populations throughout the year as people purchase their 'forever homes' and work remotely rather than visiting Nantucket during the summer season.

Both typical seasonal shifts seen annually on Nantucket as well as the temporary migration of residents during the recent global health crisis have resulted in serious impacts on the island's natural resources and recreation amenities. Open space and recreation planning needs to account for the increased use pressures of the summer season primarily while considering the current trends and projected population growth expected for Nantucket in the future, as seen in the increasing year-round population over the last ten years. The 2010 and 2020 U.S. Censuses shows a 40.1% change in Nantucket County's year-round population. This increase along with a surge in population during the summer months poses additional challenges to providing sufficient maintenance and programming at existing recreation sites for tourists and residents.[7]

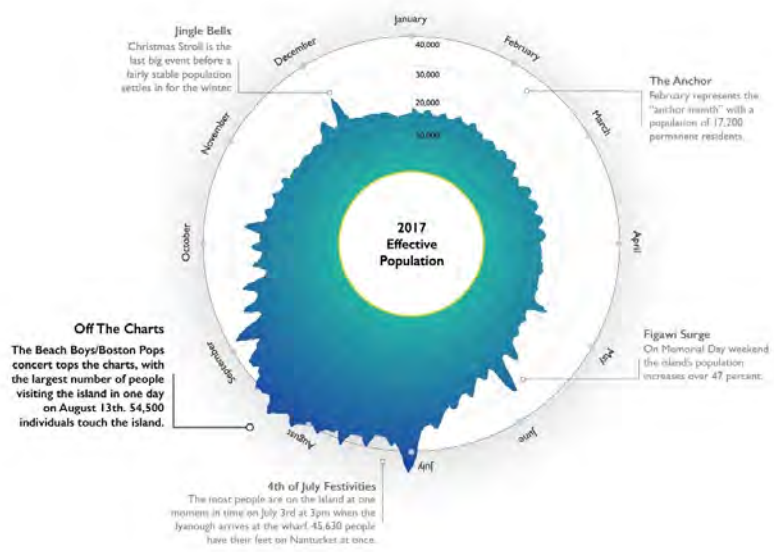


Image credit: Nantucket Data Platform. The chart starts with the population of 17,200 in February of 2017. The dips show when people leave, and the high peaks show major weekend events. The peak season climaxes mid-August, with the Boston Pops playing on the beach. Weekend activities such as weddings are apparent until October when tourist activity subsides for the fall. Christmas Stroll is the final fluster of activity, with a population increase of around 25%. The data includes the activity of ferries, major airlines, private boats, and private planes using general aviation at the airport.[8]

POPULATION DENSITY

Population growth on a confined island directly relates to increased population density. The population density in 2020 was 308.6 people per square mile compared to 76 people per square

[7] Abdallah, Jocelyn, et al., "Improving Parks and Recreation on Nantucket, MA" report, December 12, 2017.

[8] Nantucket Data Platform, https://nantucketdataplatform.com/

mile in 1970. The population density changes during the summer months with 475 people per square mile.

Population density influences demand for public outdoor parks and recreation spaces. Nantucket's largest concentration of year-round residents live in the central or mid-island area of the island, although dwellings are found throughout the island. In high density areas, residences may lack private yard space. Typically, these areas would benefit from neighborhood parks or playgrounds.

Nantucket ranks near the bottom 25% in the state for population density (94 communities are less densely settled while 256 communities are more densely settled). Communities with similar densities are listed in the figure below.

POPULATION DENSITY, 2020[9]

Community	County	Population Density (Persons per square mile)
Holland	Hampden	199
Hatfield	Hampshire	200
Westminster	Worcester	231
Southampton	Hampshire	214
NANTUCKET	Nantucket	308.6
Brookfield	Worcester	218
Berlin	Worcester	241
Orange	Franklin	210

Another way to gauge a community's development pattern is to compare the ratio of population to miles of road. Communities that have a small population in relation to miles of road tend to be less compactly settled and vice versa. Nantucket ranks near the bottom 25% in the state for this comparison as well. Communities with similar ratios are listed below.

POPULATION AND ROAD MILES, 2018[10]

Community	County	Ratio of Population per Mile of Road
Dennis	Barnstable	69.3
Warren	Worcester	67.2
Rochester	Plymouth	77.1
Harwich	Barnstable	78.6
NANTUCKET	Nantucket	101.3
Sterling	Worcester	75.1

The following table shows the distribution of population and housing units within the town's six census tracts and the following map shows the location of each census tract. The population listed in the table only reflects year-round population. Therefore, in areas with a high number of seasonal homes (such as on the east and west ends of the island), the housing unit density will be higher than the population density.

[9] U.S. Census data, 2020 and online research of total land area for each community, excludes water areas.

[10] U.S. Census data, 2020 and MA Department of Revenue, Division of Local Services, Road Miles by Municipality, 2018.

POPULATION AND HOUSING BY CENSUS TRACT, 2020[11]

Census Tract	Size (Square Miles)	Population	Pop density	Housing units	Housing density
9501	2.1	1,716	823.0	3,116	1,484
9502.1	1.2	3,683	2,954.8	1,793	1,494
9502.2	4.1	2,996	726.0	1,476	360
9503.07	9.5	524	55.1	1,129	119
9504	5.6	3,571	632.5	1,880	336
9505	23.6	1,765	74.9	2,775	118

NANTUCKET'S CENSUS TRACTS, 2020

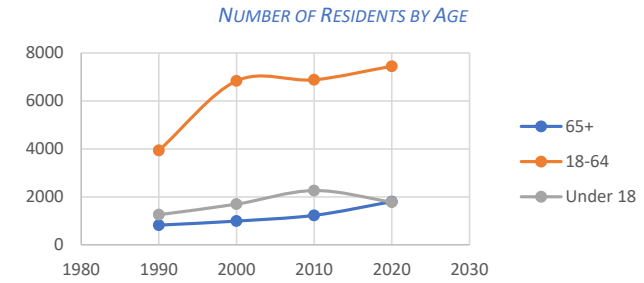
AGE OF RESIDENTS

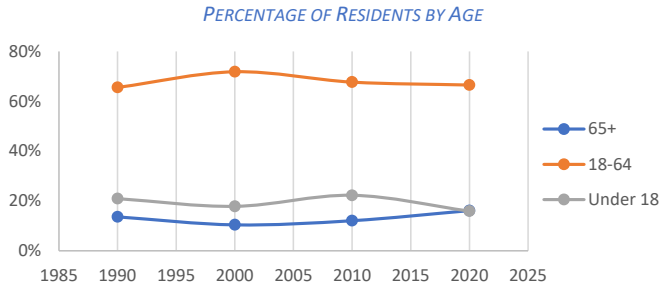
Age of residents can affect the demand for specific types of outdoor recreation. While residents of all ages differ in their recreational needs based on individual interests, some assumptions can be made about the demand for facilities based on demographics. Families with young children tend to need neighborhood playgrounds. Teenagers and active adults need playing fields for team sports, and increasingly, areas for healthful exercise such as walking, running and court sports. Elderly residents generally seek pleasant places to walk, sit outdoors, view wildlife, and gather with friends. A higher prevalence of retirees and empty nesters may create a demand for a variety of adult recreation programs.

As is the case in other communities in New England, the population of Nantucket is aging. The median age rose from 39.4 years in 2010 to 41.7 years in 2020.[12] In comparison, the median age in the 1980s was 34.8 years, in the 1990s was 35.5 years, and in the 2000s was 36.7 years. The 25 to 34 age cohort is the largest portion of Nantucket's population (2,080 people) followed by the 45 to 54 age group (1,766 people) and the 35 to 44 age group (1,592 people). Combined, these three age groups represent 48.6% of the total population in 2020.

[11] US Census Bureau 2020
[12] US Census Bureau 2020

Nearly 16.1% of the population was aged 65 years or over. This age bracket has seen a 4% increase in the last 10 years. Nantucket's younger residents (18 years and under) comprised 15.9% of the total population in 2020, however this age cohort has decreased by 6% since 2010. The 2020 U.S. Census data shows there are nearly as many children as retirees or elderly persons on Nantucket and that adults of working age comprise the majority of bracket on the island. Given this age spread, Nantucket should evaluate existing recreational resources to assure they are adequately accommodating all age groups, including providing both passive and active recreational opportunities.





HOUSEHOLD AND FAMILY CHARACTERISTICS

Population characteristics can influence community preferences for open space and recreation. For example, single-parent households may increase the demand for public recreation programs that can serve as childcare during work hours. A large percentage of individuals living alone may increase interest in organized adult recreational programs as people seek out social interactions. A high number of families with children can influence demand for playgrounds and youth recreation programs.

The following table provides a snapshot of family and household characteristics. A *family* is defined by the US Census as *a group of two or more people who reside together and who are related by birth, marriage, or adoption*. A *household* includes *all the people who occupy a housing unit as their usual place of residence*. Not all households contain families since a household may comprise a group of unrelated people or one person living alone. Families and non-family households together make up the total number of households in a community as defined by the US Census. Households do not necessarily equal the total number of housing units as housing units

include vacant as well as occupied units.[13] Furthermore, there may be more than one household in a housing unit (family and non-family members living in the same unit will be counted separately).

On Nantucket there has been an increase in the total number of households and the average household size, with an increase by an entire person (from 2.4 persons/household in 2010 to 3.36 persons/household in 2020). The household characteristics in Nantucket that influence open space and recreation needs are the increasing number of seniors living alone who may seek out recreation opportunities as a form of social connection.

HOUSEHOLD COMPOSITION, 2000-2020[14]

Household or Family Type	2000	2010	2020
Total Households	3,699	4,229	4,031
Average household size	2.37	2.39	3.36
Households with individuals under 18 years	28.3%	28.7%	29.5%
Households with individuals 65 years and over	19.5%	21.4%	37.5%
Families with school age children	26.9%	27.0%	26.5%
Two-parent families with school age children	20.6%	20.1%	24.9%
Single parent families with school age children	6.3%	7.0%	1.7%

HOUSING

Type and location of housing may influence the demand for access and availability of recreation areas and programs. For example, those in dwelling units with no yards or with shared community spaces may seek out public parks and recreation areas more frequently. Housing needs can occasionally conflict with open space and recreation needs particularly in communities where available land is scarce. Vacancy rates and seasonal fluctuations in occupancy influence demand for open space and recreation facilities and programs.

Based on the most recent U.S. Census figures, there were 12,169 total housing units on Nantucket in 2020, a 4.7% increase since 2010. 2020 U.S. Census data indicated that 5,478 housing units were occupied year-round that year while 6,691 units remained vacant (possibly used as second homes or seasonal rentals). The 2020 American Community Survey Five-Year Estimates shows slightly different figures: 3,709 occupied housing units with 69.1% were owner-occupied (2,872 units) and 30.9% were renter-occupied (1,159 units) throughout the year. If it is assumed that housing units classified as vacant in the U.S. Census are seasonal housing rented during Nantucket's high summer season, then seasonal housing units have increased by 14.5% over the last decade; that is, from 7,389 seasonal housing units in 2010 to 8,460 seasonal housing units in 2020. Estimates report that about 80.4% of Nantucket's total housing is single family, one-unit structures, however, there have been some growth in 2-or-more unit structures since 2010 as well.

CHAPTER 40B

The median household and family income estimates for Nantucket are higher than neighboring Barnstable and Dukes Counties and higher than the state of Massachusetts. Although the town's population has relatively high-income levels there are still some low-income households. 4.7% of families have incomes of less than $35,000 and the poverty rate for seniors 65 years and over on

[13] At the time of publication, the 202 U.S. Census had not yet released data sets on percentages of households defined as 'vacant' [meaning not resided in all-year round] but used as summer homes or seasonal rentals.

[14] US Census Bureau 2020

the island is 5.2%. While these figures are small, it is important to consider the provision of recreational opportunities that are easy to access and affordable for the island's most financially vulnerable groups.

HOUSEHOLD AND FAMILY INCOME, 2020[15]

	Median Household Income	Median Family Income	% of People whose Income is below Poverty Level
Nantucket 2020	$112,306	$116,193	6.3%
State of Massachusetts 2020	$89,645	$113,822	9.8%
Nantucket 2010	$83,347	$89,728	7.2%
State of Massachusetts 2010	$62,072	$78,653	11.4%

Nearly half (47.5%) the year-round population of adults aged 25+ years have attained a bachelor's degree or higher while 17.3% of the total adult population have no degrees beyond highschool.

The unemployment rate was 5.8%, according to the 2020 American Community Survey 5-year Estimate, however this figure is not seasonal adjusted. The seasonal fluctuation of the unemployment rate is related to fluctuations in the labor force, which are caused by migrations of workers who do not live on Nantucket year-round but come to work during the island's high summer season or alternatively, are Nantucket residents who enter and leave the labor force on a seasonal basis. The Massachusetts Department of Economic Research Municipal Employment calculated a 7.6% rate of unemployment in the low season of December of 2022 and a 3.1% rate of unemployment during the high season of July 2022.

- The 2020 U.S. Census American Community Survey and Massachusetts Department of Economic Research 2021 Municipal Employment indicated the same four to five highest-employing industries on Nantucket, just in different orders. Ranking among the largest portions of the labor force between 2020-2021 were:
- Construction
- Retail Trade
- Accommodation & Food Services
- Education Services, Healthcare & Social Assistance
- Administration & Waste Management Services

A reflection of the seasonal tourist economy, most jobs cater to the influx of summer visitors to Nantucket.

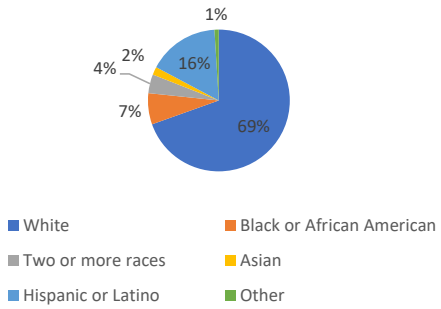
Location and type of employment as well as education level can influence how and when people choose to recreate. It is important for the town to continue to provide a range of open space and recreation options to meet the needs of people with different lifestyles and abilities.

[15] American Community Survey 5-Year estimates for Nantucket and counties, 1-year estimates for state (2020)

DIVERSITY

Nantucket's racial and ethnic population has diversified between the last two U.S. censuses. In 2010, 88% of Nantucket's residents identified themselves as 'white alone' while this figure has decreased to 69.4% in the 2020 U.S. Census.[16] This percentage is slightly higher than the state-wide statistic of 67.5% in 2020. The following figure represents the portion of the population identifying themselves with one or a combination of the following racial or ethnic groups.

NANTUCKET'S POPULATION CHART, 2020



Nantucket's Black or African American population of 7.1% is just above the Commonwealth of Massachusetts' rate of 6.5%. The island's Hispanic population (people of any race identifying themselves as Hispanic or Latino) grew faster than the state-wide rate between 2020 and 2010. In 2020, the Hispanic population on Nantucket was 16%, which was higher than the state's Hispanic population of 12.6%. An estimated 18.7% of the total resident population over 5-years of age speaks a language other than English at home.

ENVIRONMENTAL JUSTICE AND EQUITY

In 2002 the Massachusetts Executive Office of Energy and Environmental Affairs (EOEEA) adopted an Environmental Justice Policy to provide equal protection and meaningful participation for all Massachusetts residents with respect to environmental regulations and policies. This policy also supports equitable access to environmental assets, which include parks, open space, and recreation areas.

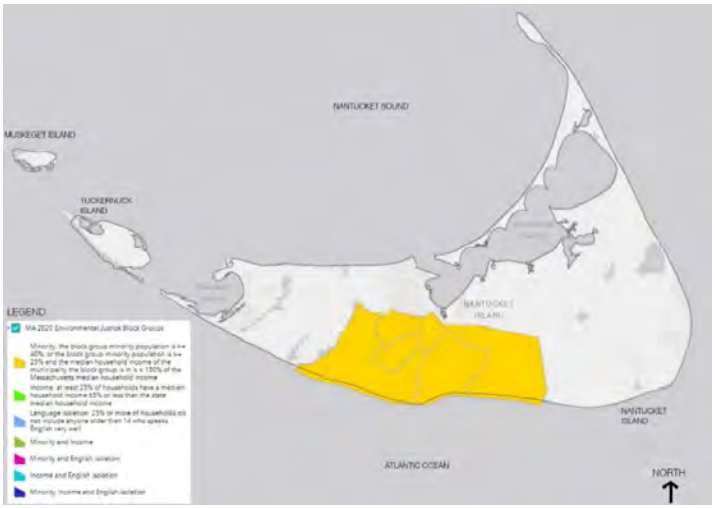
The Commonwealth of Massachusetts defines an environmental justice community as a Census Block that meets one or more of the following thresholds:

- An annual median household income equal to or less than 65 percent of the statewide median ($89,645 in 2020, so equal to or less than $58,269); or
- 25% or more of the residents identify as a race other than white; or
- 25% or more of households have no one over the age of 14 who speaks English only or very well.

In Nantucket, Environmental Justice neighborhoods are primarily located in the Core Area, Brant Point, and neighborhoods north of Cliff Road, as well as in the South Shore, Surfside, and the Airport neighborhoods.

[16] It should be noted that improvements to census questions on race and Hispanic origin, also known as ethnicity, occurred between the 2010 and 2020 U.S. Censuses.

NANTUCKET'S ENVIRONMENTAL JUSTICE POPULATION MAP, 2020[17]



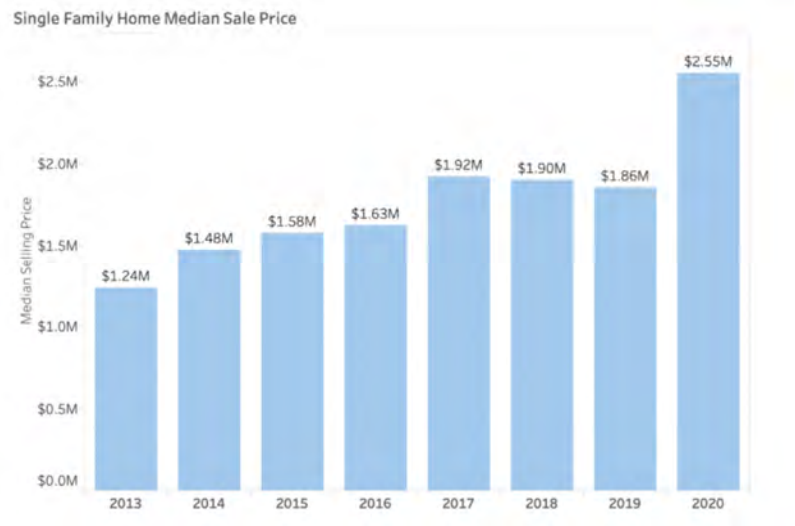
D. Growth and Development Patterns

PATTERNS AND TRENDS

Just over 60% of the land in Nantucket is classified as tax-exempt governmental land including open space or conservation land. Residential parcels make up the second largest land use on the island covering 29% and only 1% of the island is dedicated to commercial land. The 2020 Nantucket Long Range Transportation Plan notes a high demand for seasonal vacation homes, which may lead to intense development pressure. Recent residential growth has occurred in suburban-style neighborhoods outside of the historic core district, building on formerly undeveloped parcels. The amount of tax-exempt property has remained relatively stable since the early 2000s.

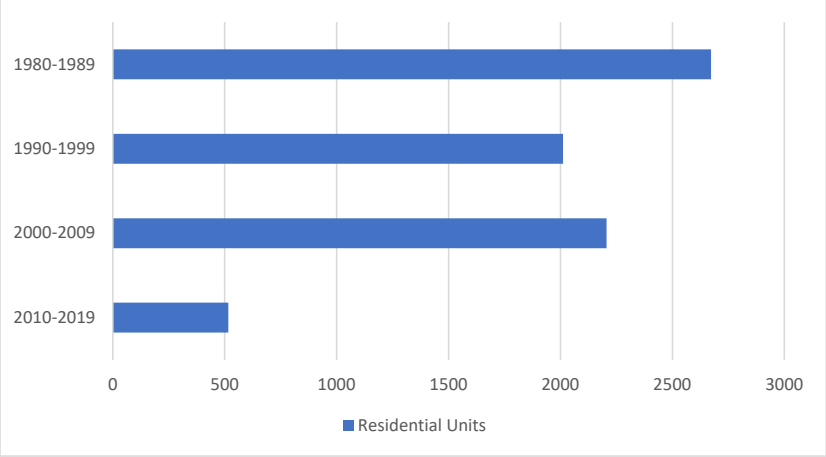
[17] MASSACHUSSETS ARCGIS, https://mass-eoeea.maps.arcgis.com/apps/webappviewer/index.html?id=1d6f63e7762a48e5930de84ed4849212

NANTUCKET ANNUAL NEW PRIVATELY-OWNED RESIDENTIAL UNITS



In a community as built out as Nantucket, where housing costs remain high, demand for housing can sometimes present a challenge for open space protection efforts. While market demand may remain strong, land available for new housing development is scarce.

HOUSING GROWTH PER DECADE ON NANTUCKET



INFRASTRUCTURE

TRANSPORTATION SYSTEMS

~~The island of~~ Nantucket has three points of entry: The Nantucket Memorial Airport, the Steamship Authority (SSA) terminal (Steamboat Wharf) and the Hyannis Terminal (Straight Wharf). The SSA ferry service provides the only means of transportation to the island for automobiles and trucks.

Once visitors reach the island there are different inter-modal options for getting around the ~~i~~island. Both the SSA Wharf and the Straight Wharf are in the downtown core district which provides access to taxis, the Nantucket Regional Transit Authority (NRTA), shuttles, private tour buses, rental cars, bikes, or mopeds, and privately operated vans that service several hotels located outside of the downtown core district. The downtown core district's lodging, dining, and shopping attractions are within walking distance of the ferry terminals. Other commercial venues exist in the mid-island, Old South Road corridor and the small village settings around the island.

THE NANTUCKET MEMORIAL AIRPORT is located approximately 2.5 miles from the downtown. Private automobiles, taxicabs, bicycles, and rental cars can provide transit to and from the Airport. In addition, the Airport also operates a 300-car parking lot which charges a per night fee for overnight parking.[18]

THE NANTUCKET REGIONAL TRANSIT AUTHORITY (NRTA) The Nantucket Regional Transit Authority (NRTA) was activated in 1993 to alleviate downtown traffic congestion and create parking opportunities in the downtown core. Since it began operations in 1995, service has been significantly expanded to meet the community's demand. NRTA has expanded the number of operating days, and has added service to Madaket, Sconset, Surfside Beach, Jetties Beach, and between downtown and Nantucket Memorial Airport. The NRTA has also set up inter-modal amenities to make it easier for people to transition from car, bike, or foot to the shuttle and vice versa. There are five designated park-and-ride lots and all buses are equipped with bike racks. The NRTA provides advanced reservation door-to-door van service for the elderly 60 years of age and older, and persons with disabilities. [19]

PRIVATELY OPERATED TOUR BUSES are run by Barrett's Tours, Gail's Tours, Inc., Historic Nantucket Tours, Betty's Tours and All Point Tours for historic site-seeing tours of Nantucket. Also, a few of the resort hotels operate private vans for their guests.

Taxis and transportation network companies (TNCs) such as Uber and Lyft both play an important role in Nantucket's transportation network. Many visitors to the island do not bring a car and these private transport services provide an important door-to-door transportation service, complementing NRTA fixed-route service. Taxis and TNCs have dedicated parking spaces at the Airport, and taxis have dedicated spaces at the ferry terminal. TNCs ridership increased by 21% between 2018 (295,596 rides) and 2019 (358,715 rides). Ten cents from every ride originating in these municipalities is returned to them through the per-ride assessment. These assessments on the rideshare companies have been allocated towards mitigating the impacts of TNCs on the region. Funds collected from the 2018 rides, for example, funded cobblestone repairs on streets in Nantucket."

Shared Micromobility options (dockless bikes, e-bikes and scooters for rent via smartphone) have been proposed for the island of Nantucket. Aimed at accommodating all users and abilities while reducing greenhouse gasses, shared micro-mobility is seen as a healthy and equitable form of transportation increasing in popularity across U.S. cities. According to the National Association of City Transportation Officials (NACTO), "people [in the United States] took 136 million trips on

[18] *Ibid*

[19] Nantucket Regional Transit Authority, https://nrtawave.com/

shared bikes and scooters in 2019, a 60% increase from 2018."[20] The Nantucket Select Board reviewed an application for a bike-sharing pilot program in December 2019, however given the timing near the start of the COVID-19 pandemic, it remains unclear whether this pilot program ever proceeded on the island.[21] In addition, Micromobility was referenced in question six of a public outreach survey included in the 2020 Nantucket Long Range Transportation Plan. It was identified as a potential "Multi-Use Path / Complete Street project [that had been] recommended in previous planning efforts," but received the least level of support among the other bike path and sidewalk improvement projects listed in the question.[22] Other planned improvements queried in the recent Transportation Plan survey for both bicycle and pedestrian infrastructure included several sidewalk improvement projects, a specific In-Town bike route and six multi-use paths throughout the island.

The island has an expansive network of pedestrian sidewalks and bike paths, which provide multi-generational passive recreation opportunities for Nantucket residents and visitors. The pedestrian circulation network within a half-mile radius of downtown Nantucket is extensive, however limited sidewalks are available outside of downtown. Several bike paths are located outside of the downtown area along scenic rural roads and are shown in the chart below.

[20] National Association of City Transportation Officials (NACTO) webite, https://nacto.org/shared-micromobility-2019/.

[21] Town and County of Nantucket Select Board, Agenda for the Meeting of Select Board, December 18, 2019. Agenda Item xl1. https://www.nantucket-ma.gov/AgendaCenter/ViewFile/Agenda/_12182019-8127

[22] 2020 Nantucket Long Range Transportation Plan, survey question 6, page 21.

NANTUCKET BIKE PATHS[23]

Name	Limits	Length (miles)	Width (feet)
Airport Rd.	From Old South Road to Airport Entrance Driveway	0.25	10
Bartlett Rd.	From Surfside Rd. to Raceway Dr.	0.9	6 to 10
Boulevarde	From Surfside Rd. to Lovers Ln.	0.7	10
Cliff Rd	From Eel Point Rd. to Sherburne Tpk.	1.6	9 to 10
Eel Point Rd	From Madaket Rd. to Dionis Beach	0.9	9
Fairgrounds Rd.	From Old South Rd. to Surfside Rd.	0.9	10
Hummock Pond Rd.	From Milk St. exit to Cisco Beach	2.5	10
In-town Route	From Washington St. exist to Goose Pond Ln. (Goose Pond); From Goose Pond Ln (Orange St) to Spruce Street (bike lanes)	0.24	10
Madaket Rd.	From Quaker Rd. to Madaket Beach	5.6	8
Milestone Connector	From Old South Rd to Milestone Rd	0.3	10
Milestone Rd. (South side of road)	From the Rotary (intersection of Orange St., Sparks Ave., Old South Rd., and Milestone Rd.) to Main St. / New St. in 'Sconset	6.4	8
Milk St. Exit	From Mt. Vernon St. to Hummuck Pond Rd.	0.48	8
Nobadeer Farm Rd.	(East side of road) from Milestone Rd. to Sun Island Rd. (West side of road) from Nobadeer Farm Rd to intersection of Hinsdale Rd and Macys Ln	0.5	9 to 10
Old South Rd.	From Milestone Rotary to Airport Rd/Macy's Ln.	1.0	10
Polpis Rd	From Milestone Rd. to Anne's Ln. in 'Sconset	8.2	8
Prospect St.	From Surfside Rd. to N Mill St.	0.3	8 to 10
S Shore Rd.	From Surfside Rd to end of pavement	1.0	10
Surfside Rd.	From Surfside Rd. at Vesper Ln. to Surfside Beach	2.5	8

WATER SUPPLY SYSTEMS

Nantucket has two separate water systems that supply approximately 60% of the island's homes with public water. These two systems are not directly connected to each other though they are both currently managed by the town owned Wannacomet Water Company.

~~The~~ *WANNACOMET WATER COMPANY (WWC)* is funded through an Enterprise Fund of the Town of Nantucket. An Enterprise Fund is a fund to account for an operation for which the Town charges user fees to pay for services to the public. The WWC is governed by an elected five-member Board of Water Commissioners charged with the administration and operation of the Company and overseeing water services provided to the Town of Nantucket.

The WWC was founded in 1890 and has over 102 miles of distribution mains providing water to 6,800 service connections serving primarily the central area of the island. Every year, approximately 100-200 new connections are established. WWC's water is a groundwater supply. WWC pumps groundwater from five different groundwater wells located in Nantucket's Sole Source Aquifer. The aquifer is separated into three layers. The upper aquifer ranges to a depth of 85-feet. At 85-feet, there is a small semi-confining layer that separates the upper from the middle aquifer. The middle aquifer extends down to approximately 200-feet. At that depth is a large confining clay layer that separates the middle from the lower aquifer. All the wells are in one Zone II primary recharge area. They also have Zone 1 protection areas which extend for a radius of 400-feet. Two of the five wells are located in the upper aquifer with a high vulnerability to

[23] Long Range Transportation Plan, 2020

contamination due to the absence of hydrogeologic barriers (i.e., clay) that can prevent contaminant migration. Three of the wells are located at a depth of 150-feet and are below a semi confining layer that may provide some protection from contamination. Rainfall recharges the water supply. The annual recharge to the aquifer from an average of 43 inches of precipitation replenishes the amount of water pumped from all sources.[24]

The wells are located throughout the mid-island:

- Wyers Valley (located near the intersection of Milestone and Old South Roads) Well #15 a gravel pack well that pumps water from a depth of 75ft. Well #15 can discharge approx. 650 GPM.
- Wyers Valley Well #16 a gravel pack well that pumps water from a depth of 75ft. Well #15 can discharge approx. 650 GPM.
- Wyers Valley Well #12 a gravel pack well which pumps water from approximately 150 ft. and can discharge 630 GPM.
- State Forest Pump #13. The State Forest well is located off Lovers Lane and pumps water from a depth of approximately 150 ft. and can discharge 1000 GPM but currently runs at 840 GPM.
- North Pasture Well #14. The North Pasture well is located off Polpis Road and pumps water from a depth of 150ft. Well #14 can discharge 950 GPM but currently runs at 800 GPM.

Wannacomet has two water storage tanks that can hold a combined 4 million gallons (MG). The storage tank at Washing Pond Rd is a 2 MG storage tank. The North Pasture storage tank located off Polpis Road is also a 2 MG tank.

WWC has completed extensive geophysical investigations to determine the potential for saltwater intrusion on drinking water supplies. The data collected is being used to create a 3-D saltwater intrusion model that will allow WWC to look 60-70 years ahead to see how the pumping rates affect the groundwater. The model will give WWC another tool for managing its water supply. The geophysical exploration and extensive monitoring well drilling program have shown that Nantucket has an enormous supply.

SCONSET WATER is managed by Wannacomet Water Company and has over 800 service connections. The water is sourced from two ground water well systems and is pumped through approximately 20 miles of piping and into a 400,000-gallon storage tank. As shown on Map 8, all the wells are located in one Zone II primary recharge area. They also have Zone 1 protection areas which extend for a radius of 400-feet. The wells are located in an aquifer with a high vulnerability to contamination due to the absence of hydrogeologic barriers (i.e. clay) that can prevent contaminant migration.[25]

- A shallow dug well system consisting of four dug wells that can discharge at 266,000 gallons per day (GPD) serves as one of the supplies; and,
- A gravel pack well that pumps water from approximately 60 ft. and can discharge at 580,000 GPD.

As long as there is a sufficient number of wells, Nantucket is not expected to lack quantity but instead to be faced with the challenge of protecting water quality as demand and land use impacts increase. Currently, Nantucket's water quality is excellent and requires no treatment. However, potential contamination from both point and non-point sources of pollution is a constant concern.

[24] Wannacomet Water Company 2019 Annual Water Quality Report
[25] Source Water Assessment and Protection Report for Siasconset Water Department

There are three main groundwater supply regions in Nantucket: one in the central downtown area, one in Sconset on the eastern tip of the island, and one in Madaket on the western tip of the island, which is a transient non-community well and cannot be considered a community groundwater well.

Nantucket's current water distribution system extends to approximately 60% of the town's land area. Extensions to Cisco Avenue are being planned. Around 60% of residences are on town water, the remainder being supplied by private wells. Although about half of the town's central wellhead protection district is sewered, large portions are not. It is crucial that unprotected areas within all three wellhead protection zones be permanently protected wherever they are not and the same be done for potential future wellhead areas.

Source Water Assessment and Protection

The Source Water Assessment and Protection (SWAP) program, established under the federal Safe Drinking Water Act, requires every state to:

- Inventory land uses within the recharge areas of all public water supply sources.
- Assess the susceptibility of drinking water sources to contamination from these land uses.
- Publicize the results to provide support for improved protection.

In 2003 and 2004, SWAP reports were compiled by the Massachusetts Department of Environmental Protection with assistance from the water department staff to inventory land uses within the Wellhead Protection District (WPD) and assess their potential to negatively impact the aquifer.[26]

The SWAP reports for the Wannacomet Waster Company and the Siasconset Water Department gave a high overall ranking of susceptibility to contamination for the systems based on the presence of at least one high threat land use within the water supply protection areas. However, the reports also commended the town for proactive measures to help prevent contamination, including the completion of Wellhead Protection Plans. Key land uses and protection issues identified in the SWAP reports are summarized below:[27]

- At the time of the SWAP report, an above ground storage of diesel fuel existed in the Zone I area of the Milestone #1 Wellfield. The report recommended measures to ensure protection from contamination.
- At the time of the SWAP report, there were several residences with septic, a bike path, and a baseball diamond located within the Zone 1 area of the wells for the Siasconset Water Department. The report recommended measures to ensure protection from contamination.
- Residential land uses are common throughout the Zone IIs with approximately eighty-five percent of the areas under jurisdiction of the WWC and none of the areas under the jurisdiction of the Siasconset Water Department on public sewers at the time of the SWAP reports. If managed improperly, activities associated with residential areas can contribute to drinking water contamination, including septic systems, household hazardous materials, heating oil storage, and stormwater. The reports recommended landowner education and best management practices to prevent potential contamination from these sources.

[26] Siasconset Water Department and Wannacomet Water Company 2011 Annual Water Quality Reports

[27] Source Water Assessment and Protection Reports for Siasconset Water Department 2003 and Wannacomet Water Company 2004.

- Local roads are common throughout Zone II areas. Roadway construction, maintenance, and typical highway use can all be potential sources of contamination. Accidents can lead to spills of gasoline and other potentially dangerous transported chemicals. Roadways are frequent sites for illegal dumping of hazardous or other potentially harmful wastes. De-icing salt, automotive chemicals and other debris on roads are picked up by stormwater and washed into catch basins. The reports recommended coordination between town and state officials to implement stormwater management and other best management practices to control pollution and debris.
- In the WWC, small areas of the Zone IIs are used for commercial or industrial land uses. Activities associated with commercial and industrial land use are often the greatest concern when evaluating water supply protection. Many small businesses and industries use hazardous materials, produce hazardous waste products, and/or store large quantities of hazardous materials in UST/AST. If hazardous materials are improperly stored, used, or disposed, they become potential sources of contamination. Hazardous materials should never be disposed of to a septic system or floor drain leading directly to the ground. The report recommended landowner education and best management practices to prevent potential contamination from these sources.
- At the time of the SWAP report, the Zone II area for the WWC included a DEP Tier Classified Oil and/or Hazardous Material Release Site. The report recommended ongoing monitoring to ensure proper mitigation techniques were implemented.

Sewer System and Wastewater Management

Nantucket's approach to wastewater management is clearly ahead of the curve owing to visionary leadership and the necessity of properly managing resources on this isolated island. Since the early 1900's, the Town of Nantucket has been served by two sewerage systems, Nantucket Town Sewer District and the Siasconset Sewer District. The Surfside Wastewater Treatment Facility (WWTF) was constructed as a primary treatment facility in the late 1980s to treat the wastewater collected in the Town Sewer District. In 2008, following completion of the 2004 Comprehensive Wastewater Management Plan (CWMP), the town upgraded the Surfside WWTF to a 4 MGD MBR advanced treatment facility. The treated effluent is discharged to the groundwater through a series of sand infiltration beds located at the Surfside WWTF site. In 2018, following the completion of the 2014 CWMP Update, the Surfside WWTF was again upgraded to accommodate the increased growth identified in the 2104 CWMP Update. In 2020, Nantucket completed the Sewer Master Plan for the Town Sewer District. The purpose of the Sewer Master Plan was to help the Town determine where and how to connect and route future wastewater flows into the existing wastewater collection system.

The Town's other wastewater treatment and collection system is located in Siasconset (Sconset). The Sconset WWTF, which was built in 2005, is a 1 MGD SBR Treatment Facility. Biosolids from the Sconset WWTF are transported to the Surfside WWTF where all of the biosolids are dewatered. The treated effluent from the Sconset WWTF is discharged through a series of sand infiltration beds located south of Low Beach Road. Prior to the construction of the WWTF, the wastewater flow was discharged through a grit chamber to sand beds. Additional growth in the years since then warranted the development of a Comprehensive Wastewater Management Plan (CWMP) which was completed in 2004 and is currently in the process of being updated.

The Town has also completed an entire 3 year CMOM assessment program of the Sanitary Sewers and is now in years 2-3 of construction and rehabilitation. Recently, The Nantucket Sewer Department, has taken on all stormwater operations and have phase 1 of a CMOM program underway of the Children's Beach Tributary areas.

ZONING

The Zoning Map displays the zoning district boundaries for Nantucket. These are established in the Nantucket Zoning Bylaw, originally adopted in 1972 and revised periodically at Town Meeting. The OSRP/2009 recommended extensive updating of zoning including the creation of new districts and phasing out of some existing zones. The Town of Nantucket is divided into the following zoning districts as of February 2022:

Town and Country Overlay District Residential *Avoid investments*
Residential Old Historic (ROH), Sconset Old Historic (SOH)
Residential-1 (R-1), Sconset Residential-1 (SR-1)
Residential-5 (R-5), Residential-5 Limited (R-5L)
Residential-10 (R-10), Residential-10 Limited (R-10), Sconset Residential-10 (SR-10)
Residential-20 (R-20), Sconset Residential-2 (SR-20)
Residential-40 (R-40)
Village Residential (VR)
Limited Use General 1 (LUG-1)
Limited Use General 2 (LUG-2)
Limited Use General 3 (LUG-3)
Town Overlay District Commercial
Commercial Downtown (CDT)
Residential Commercial (RC)
Residential Commercial 2 (RC-2)
Commercial Mid-Island (CMI)
Commercial Neighborhood (CN)
Commercial Trade, Enterprise and Craft (CTEC)
Commercial Industrial (CI)
Country Overlay District Commercial
Village Neighborhood (VN)
Village Trade, Entrepreneurship and Craft (VTEC)
Special Districts
Special Our Island Home (OIH) – phasing out
Assisted/Independent Living Community District (ALC)
Moorlands Management (MMD)
Overlay Districts
Public Wellhead Recharge (PWR)
Flood Hazard (FHD)
Mid-Island Planned Overlay District (MIPOD)
Country (COD)
Town (TOD)
Formula Business Exclusion (FBED)
Harbor (HOD)
Village Height (VHOD)
Nantucket Cottage Hospital Overlay District (NCHOD)
Solar Energy Overlay District (SEOD)

Single-family dwellings are permitted in all zoning districts except for the CDT, CI, CMI, CN and special districts, Our Island Home (OIH), and the Assisted/Independent Living Community District (ALC). Additionally, each parcel is permitted a second dwelling if certain conditions are met. For instance, the secondary dwelling must have 20% less ground coverage than the primary dwelling and meet minimum separation requirements.

Nantucket's zoning districts can be categorized as high-density residential or mixed-use/commercial, medium-density and low-density. The zoning districts that allow high-density are in the downtown core area, mid-island, Siasconset, and Wauwinet, although lack of infrastructure here limits development potential and extensive zoning changes are planned. Medium-density

districts generally occur outside of the core area to the west, mid-island, along the western-most portion of Polpis Road, in Madaket, in the periphery of Siasconset and near Nobadeer Beach in Surfside.

In 2005, when the Planning Board first began the research necessary to draft the Master Plan, 8.65% of the island was in a high density (minimum lots size of 5,000 square feet or less) zoning district and 81.75% was in a low density (minimum lot sizes of 40,000 square feet or more) zoning district. Today, 3.47% of the island is in a high-density zoning district and 86.92% is in a low-density zoning district. The amount of land within a moderate density district has remained stable. The chart below demonstrates how the land area of the island contained within each zoning district has changed over time.

Zoning Districts by Land Area (Updated through July 2021)

	2005		2021	
Zone	**Acres**	**Percentage of Total Land Area**	**Acres**	**Percentage of Total Land Area**
AH	1.18	0	0	0
OIH	4.71	0.01	4.77	0.02
ALC	21.01	0.06	21.01	0.07
VN	0	0	20.64	0.07
VTEC	0	0	27.65	0.09
LC	37.93	0.11	0	0
CDT	23.48	0.07	37.67	0.13
SR-1	48.9	0.15	25.78	0.09
CTEC	0	0	69.44	0.23
SOH	34.83	0.11	50.24	0.17
SR-10	13.91	0.04	45.21	0.15
CMI	0	0	53.75	0.18
RC	330.39	1	22.66	0.08
R-5	0	0	168.4	0.56
CN	0	0	207.94	0.69
RC-2	1380.7	4	75.7	0.25
ROH	209.38	0.6	229.66	0.76
VR	0	0	341.73	1.13
SR-20	445.86	1.4	273.63	0.91
R-1	641.01	1.9	351.57	1.17
R-40	0	0	437.48	1.45
R-10/10L	346.22	1.05	423.84	1.41
CI	0	0	455.27	1.51
LUG-1	989.92	3	1007.46	3.35
R-20	2505	7.6	1064.42	3.54
MMD	618.59	1.9	1790.02	5.95
LUG-2	7481.8	22.6	2264.99	7.52
LUG-3	17986	54.3	20637.52	68.54
TOTAL	**33121**	**99.9**	**30108.45**	**100**

Prepared By: Leslie Woodson Snell, AICP, Deputy Director of Planning, Nathan Porter, GIS Coordinator. Data Source: Town of Nantucket GIS Files

ZONING DISTRICTS BY DENSITY - HIGH

(Updated July 2021, includes changes from 2021 ATM)

High Density				
	Zone	**Acres**	**Notes**	**Total Acreage and Percentage of Total Land Area**
Residential	**OIH**	4.77	Change to R-5	**830.42 Acres 2.76% of Total Land Area**
	SOH	50.24		
	SR-1	25.78	Move to New District	
	R-5	168.40		
	ROH	229.66		
	R-1	351.57	Change to ROH, R-5, R-10	
	Total Residential	**830.42**		
Commercial	**CMI**	53.75		**189.78 Acres 0.63% of Total Land Area**
	CDT	37.67		
	RC	22.66		
	RC-2	75.70		
	Total Commercial	**189.78**		
	Total High Density	**1,020.20**		**1,020.20 Acres 3.39% of Total Land Area**

Prepared By: Leslie Woodson Snell, AICP, Deputy Director of Planning, Nathan Porter, GIS Coordinator. Data Source: Town of Nantucket GIS Files

ZONING DISTRICTS BY DENSITY - MODERATE

(Updated July 2021, includes changes from 2021 ATM)

Moderate Density				
	Zone	**Acres**	**Notes**	**Total Acreage and Percentage of Total Land Area**
Residential	**ALC**	21.01	Change to Low Density	**2,169.84 Acres 7.21% of Total Land Area**
	SR-10	45.21	Merge with R-10	
	VR	341.73		
	SR-20	273.63	Merge with VR	
	R-10/L	423.84		
	R-20	1,064.42		
	Total Residential	**2,169.84**		
Commercial	**VN**	20.64		**753.29 Acres 2.50% of Total Land Area**
	C-TEC	69.44		
	CN	207.94		
	CI	455.27		
	Total Commercial	**753.29**		
	Total Moderate Density	**2,923.13**		**2,923.13 Acres 9.71% of Total Land Area**

Prepared By: Leslie Woodson Snell, AICP, Deputy Director of Planning, Nathan Porter, GIS Coordinator. Data Source: Town of Nantucket GIS Files

ZONING DISTRICTS BY DENSITY - LOW

(Updated July 2021, includes changes from 2021 ATM)

Low Density						Totals	
	Zone	**Acres**	**Notes**	**Total Acreage and Percentage of Total Land Area**			
Residential	**R-40**	437.48		**26,137.47 Acres 86.81% of Total Land Area**		**Residential District Total**	**29,137.73 Acres 96.78% of Total Land Area**
	MMD	1,790.02					
	LUG-1	1,007.46					
	LUG-2	2,264.99					
	LUG-3	20,637.52					
	Total Residential	**26,137.47**					
Commercial	**V-TEC**	27.65		**27.65 Acres .09% of Total Land Area**		**Commercial District Total**	**970.72 Acres 3.22% of Total Land Area**
	Total Commercial						
	Total Low Density			**26,165.12 Acres 86.90% of Total Land Area**			**30,108.45 Acres 100% of Total Land Area**

Prepared By: Leslie Woodson Snell, AICP, Deputy Director of Planning, Nathan Porter, GIS Coordinator. Data Source: Town of Nantucket GIS Files

SUMMARY OF ZONING DISTRICT DIMENSIONAL CONTROLS

Zoning	Min. Lot Size	Min. Frontage	Front Yard Setback	Ground Cover Ratio	Town/Country Overlays
Low Density Residential					
LUG-2	80,000 sq. ft.	150 ft.	35 ft.	4.0%	Country
LUG-3	120,000 sq. ft.	200 ft.	35 ft.	3.0%	Country
Special District/Overlay					
MMD	10 Acres	300 ft.	50 ft.	0.5%	Country
VN	10,000 sq. ft.	50 ft.	10 ft.	30%	Country
VTEC	40,000 sq. ft	100 ft.	20 ft.	25%	Country
Medium Density Residential					
LUG-1	40,000 sq. ft.	100 ft.	35 ft.	7.0%	Country
R-40	40,000 sq. ft	75 ft.	30 ft.	10.0%	Town
VR	20,000 Sq. ft.	100 ft.	20 ft.	10.0%	Country
R-10, R10-L	10,000 sq. ft.	75 ft.	20 ft.	25.0%	Town
R-20	20,000 sq. ft.	75 ft.	30 ft.	12.5%	Town
SR-10	10,000 sq. ft.	75 ft.	15 ft.	25.0%	Country
SR-20	20,000 sq. ft.	75 ft.	30 ft.	12.5%	Country
High Density Residential					
R-1	5,000 sq. ft.	50 ft.	10 ft.	30.0%	Town
SR-1	5,000 sq. ft.	50 ft.	10 ft.	30.0%	Country
R-5	5,000 sq. ft	50 ft.	10 ft.	40.0%	Town
R-5L	5,000 sq. ft	50 ft.	10 ft.	30.0%	Town
SOH	5,000 sq. ft.	50 ft.	None	50.0%	Country
ROH	5,000 sq. ft.	50 ft.	None	40.0%	Town
High Density Commercial/Mixed Use					
RC	5,000 sq. ft.	50 ft.	None	50.0%	Town
RC-2	5,000 sq. ft.	40 ft.	10 ft.	50.0%	Town
CMI	5,000 sq. ft.	50ft.	None	50.0%	Town
CN	7,500 sq. ft.	50 ft.	10 ft.	40.0%	Town
CTEC	10,000 sq. ft.	50 ft.	10 ft.	40.0%	Town

Overlay Districts

The are ten overlay districts in Nantucket:

- *Public Wellhead Recharge District* preserves the quality and quantity of the Town's groundwater resources. The district covers areas important to groundwater recharge. Certain uses that have the potential to threaten the quality of the groundwater source are prohibited. In some cases, the Planning Board may require that an applicant provide evidence of groundwater protection and may also require review by the Nantucket or Siasconset Water Commissions.

- *Flood Hazard District* reduces public hazards and damage to private and public property created by flooding. The district includes all special flood hazard areas designated on the Nantucket Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program. These maps were updated in 2014[28]. This district is currently under study and updates are planned.

- *Town Overlay District (TOD)* ~~limits growth beyond existing developed areas and~~ encourages development where infrastructure already exists or can easily be extended. The overlay was also intended to encourage provision of affordable housing for year-round residents in these areas and to encourage development patterns that are not automobile dependent. ~~While development is encouraged in the TOD.~~

- *Country Overlay District (COD)* preserves areas characterized by traditional and historic rural land use patterns. After the TOD and COD were adopted, subsequent Town Meetings voted to re-organize all of the zoning districts into "Town" districts and "Country" districts.

- *Mid-Island Planned Overlay District (MIPOD)* ~~*is*~~ encourages a consistency and quality of uses and building design that support the general guidance of the Mid-Island Area Plan. This includes increasing the supply of housing for year-round residents, creating a pedestrian and bike-friendly environment, relieving traffic congestion, and promoting economic vitality of the area. To support this intent, all new commercial uses or expansions of the building footprint or parking and circulation improvements are subject to site plan review. Certain additional improvements specified in the zoning bylaw may be required.

- *Formula Business Exclusion District (FBED)* excludes nationwide, standardized businesses from operating in Nantucket's historic downtown area to maintain a unique retail and dining experience for those who live and visit the island. These formula businesses have a negative impact on the island's economy and unique character.

[28] FEMA 2023, https://msc.fema.gov/portal/search?AddressQuery=nantcuket#searchresultsanchor

- *Village Height Overlay District* establishes reduced building heights in certain locations within the COD.
- *Harbor Overlay District* encourages water-dependent uses in certain areas.
- *Cottage Hospital Overlay District* maximizes the efficiency of the existing hospital site and identified surrounding land, to provide for flexibility in the design and uses allowed at an expanded and modernized hospital campus.
- *Solar Energy Overlay District* establishes that solar energy facilities are permitted by right in the SEOD.

Special Districts

- *Moorlands Management District* protects areas of the island known to be excellent examples of temperate zone heath.
- *Our Island Home District and Assisted/Independent Living Community District* accommodates apartments for occupants 55 and over or individuals who are disabled.

Flex and Open Space Residential Development

Flex and open space residential developments are alternatives to conventional subdivisions. Effective in 2013, flex developments may be allowed in the Town Overlay District through the issuance of a special permit by the Planning Board. Open space residential development is allowed by-right in the Country Overlay District. The primary purposes of these development options are to:

- Allow for greater flexibility and creativity in the design of residential developments.
- Encourage a more efficient form of development that consumes less open land.
- Reduce infrastructure and site disturbance through the creation of compact development.
- Encourage the permanent preservation of open space.

Secondary Residential Lots for Year-Round Residents

To provide a supply of affordable housing and to assist existing residents to continue to remain on Nantucket, the Planning Board may grant a special permit to authorize the division of an existing lot into a primary and secondary lot. The conditions for granting this permit include requiring that the owner of the secondary lot and any occupant of any dwelling on that lot shall earn at or below 150% of the Nantucket County median household income. Alternative dimensional regulations are specified for this special permit.

Major Commercial Development

A Major Commercial Development (MCD) refers to any proposed commercial development that is proposed for a single lot or contiguous lots in common ownership that include one or more of the following:

- 4,000 square feet or more of gross floor area of commercial uses, including roofed-over storage areas.
- 5,000 square feet commercial use including the gross floor area of indoor and outdoor commercial uses.
- 20 or more off-street parking spaces.

- Theaters or other places of public assembly with 100 or more persons.
- Restaurants and other uses with occupancy of 100 or more persons.
- Developments that generate more than 10,000 gallons per day of wastewater
- Marinas, wharfs, and piers with 250-lineal feet or more of tie-up space.
- Transient residential facilities with 10 or more guest rooms.

As part of a special MCD permit, the Planning Board has the right to require certain conditions relating to site design and landscaping. Other requirements of the MCD relate to provision of open land, the provision of affordable housing, and a cap on the size of retail uses.

Long-Term Development

According to the 2019 Hazard Mitigation Plan, the potential for large developments is believed to be very low. Very little development occurs in the northeast and western parts of the Town.

Scheduled and Proposed New Development

Projects Recently Completed or Under Construction[29]

Project Name	Address	New Units & Brief Description
Richmond Great Point	Old South Rd	225 apartments and 52 house lots
Waitt Drive	6 Fairgrounds Rd along	64 Unit Affordable Apartment complex
Surfside Crossing	Surfside Crossing	13.5 acre parcel Residential housing
Intermediate School	30 Surfside Rd	Interior and exterior improvements
Nantucket Cottage Hospital Improvements	57 Prospect St	Interior and exterior improvements
Nobadder Athletic Field Storage Building	7 Nobadeer Farm Rd	1 Storage Building
Nantucket Land Bank Dog Park	5 Miacomet Rd	Over 65,000 square feet of fenced space for dogs

Potential Land Use Change (Buildout)

A buildout analysis is an estimate of the maximum amount of development that can theoretically occur under the existing zoning regulations. By itself, the buildout analysis is not a prediction of the amount of development that will occur but rather, an estimate of the level and types of development that the town has stated, through its regulations, is acceptable.

In 2018, a buildout analysis was undertaken for Nantucket with assistance from undergraduate students studying at Worcester Polytechnic Institute. Zoning regulations on Nantucket, current to 2018, permitted up to 5,461 new dwellings, a 52.2% increase to the then-total 10,456 existing dwellings, with Downtown representing 47.8% of potential new dwellings (2,610 dwellings). These dwellings could be built on three different residential parcel types: an undeveloped parcel; as an eligible secondary dwelling on developed residential parcel; or on subdividable parcel). The students created the buildout analysis as a tool for future island development in the post 2009~~2020 2021~~ Master Plan and conducted hypothetical scenarios of "high" and "low" estimates of future growth. A summary table which compares existing 2018 zoning codes for build-out versus hypothetical buildout by 2030 information is provided below. [30]

[29] Hazard Mitigation Plan, 2019.

[30] Barr, Jonathan and et al., Nantucket Buildout Analysis, Worcester Polytechnic Institute, December 14, 2019, various pages

WPI Simplified 2018 Maximum Buildout Table[31]

District	Present Day: 2018			Hypothetical Max Buildout		
	Residential Parcels	Total Dwellings	% of Total Dwellings	New Dwellings	% New Dwellings	% Potential Growth
Grand Total	**10697**	**10456**	**100%**	**5461**	**100%**	**52.2%**
Town	4166	4276	40.9%	2610	47.8%	61.0%
Scon	963	554	5.3%	598	11.0%	107.9%
Airport	377	335	3.2%	368	6.7%	109.9%
Surf	595	719	6.9%	289	5.3%	40.2%
Brant	318	330	3.2%	239	4.4%	72.4%
Quid	169	156	1.5%	124	2.3%	79.5%
Tom	612	522	5.0%	116	2.1%	22.2%
Dionis	273	336	3.2%	115	2.1%	34.2%
Mad	325	284	2.7%	101	1.8%	35.6%
Polpis	147	178	1.7%	98	1.8%	55.1%
Harbor	255	300	2.9%	91	1.7%	30.3%
Other	2497	2466	23.6%	712	13.0%	28.9%

Master Plan Land Use Goals

The 2009 Nantucket Master Plan[32] notes that the lack of early zoning combined with years of steady growth have resulted in a physical environment on Nantucket that is generally acceptable but lacks defined standards in areas of higher density. The town's zoning has established a lower density in outlying areas and has helped to concentrate density in the downtown and mid-island areas. Commercial activity is also somewhat contained, with an organic rise of commercial centers at certain locations.

The basic framework for the overall island is commercial and mixed-use areas at the core of town and the mid-island neighborhoods within the Town Overlay District (TOD), bracketed by high and moderate density residences filtering into larger, rural tracts of open and green space corridors. Village centers in the Country Overlay District (COD) will enable residents to travel shorter distances for goods, services, and employment, encourage pedestrian and bicycle transport, and lessen dependence on the automobile. What must be avoided is a linear pattern of development, the likes of which is seen on the mainland, along major traveled arteries that result in thick strips of congestion.

The 2009 Master Plan sets forth the following general goals for land use:

- GOAL 2.1: To preserve Nantucket's character, based on a settlement pattern of a densely settled Nantucket "Town," separated and distinguished by intervening areas of largely undeveloped rural land ("Country"), containing neighborhoods of "villages," including Cisco, Dionis, Madaket, Pocomo, Quidnet, Siasconset, Surfside, Tom Nevers, and Wauwinet.
- GOAL 2.2: To define and develop standards for growth appropriate for the patterns set by the existing built environment.

[31] Barr, Jonathan and et al., Manual of a Buildout Analysis: Parcel by Parcel Method Mitigation Plan, Worcester Polytechnic Institute, December 13, 2019, page 18.

[32] Nantucket Master Plan 2009, chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://records.nantucket-ma.gov/WebLink/ElectronicFile.aspx?docid=122938&dbid=0&repo=TownofNantucket

- GOAL 2.3: To better manage the design and location of new residential and commercial development, in a manner that island-wide:
    - Protects important natural and cultural resources.
    - Is compatible with the island's historic character.
    - Minimizes dependence upon the automobile.
    - Creates opportunities for affordable housing depending on location:
        - Encourages development in or near village centers (COD).
        - Promotes and preserves the vitality of downtown (TOD).

SECTION 4 | ENVIRONMENTAL INVENTORY AND ANALYSIS

A. Geology, Soils, and Topography

Topography[33]

Over the last 10,000 years, Nantucket's topography has been constantly sculpted by the effect of wind and water to produce dunes and beaches such as those at the Galls, Great Point, Coatue and Eel Point. Sand dunes on Nantucket's west end are very low and rolling. Peak elevations average only 60- feet with valleys 10 to 20-feet above sea level. Many of the sand cliffs facing Nantucket Sound have been dramatically carved by the ocean and most of the steepest slopes are in the north half of the island. On the eastern end of the island a similar pattern of rolling hills runs the length of the moraine, with kettleholes scattered throughout. The highest elevations on Nantucket are found in Altar Rock at 103-feet and Sankaty Head at 111-feet above sea level.

Geology and Soils[34]

Nantucket's geology has been shaped by millions of years of processes that deposited, compressed, and eroded sediment, creating beaches, rivers, ponds, wetlands, and allowing the establishment of vegetation.

Retreat of the island's final ice sheet deposited tons of glacial till over the northern half of Nantucket, forming the island's most dominant geological feature, a ridge of gently rolling hills which stretch from Tuckernuck and Madaket east to Siasconset. The retreat also left behind large ice blocks which on melting created depressions known as kettleholes, many of which are Nantucket's freshwater ponds. Streams developed and flowed southward forming an outwash plan on the islands' south shore.

Nantucket soils are characterized by their coarse sandy texture and generally low clay content, making them excessively well drained. High percolation rates mean that rainwater percolates and recharges rapidly and there is an associated high potential for contamination of groundwater.

According to Mass GIS data, thirty naturally occurring soil types are described for the town, classified according to composition, degree of slope, and other factors affecting their use and management. Soil types (called series or associations) are named after the place where they were first found or studied.

In the upland moraine area of the island, soils are low in organic matter, shallow and droughty. Soil texture ranges from loamy sand to coarse sandy loam. In the outwash area many areas are underlain by gravel. Most outwash plain and upland soils have been classified by the Soil Conservation Service as strongly acid and low in nutrients.

Specifically, Nantucket soils are primarily Evesboro, Katama and Plymouth-Evesboro series soils. There is a noticeable abundance of Evesboro sand on slopes from 0-3% on the southern half of the island. Evesboro sands with slightly higher slopes between 3-8% are also predominant in this area but also extend into the northern half of the island.

Nantucket's diverse geology offers a broad range of habitats and recreational opportunities such as:

BARRIER BEACHES AND DUNES have been deposited and reshaped over the last 6,000 years by ocean currents moving sand northward in a process called littoral drift, forming Nantucket's northernmost place, the Great Point. An east-west current called longshore drift transported and deposited sand in a similar process to form the adjoining barrier beach known as Coatue. Smaller barrier beaches also occur at Smith Point and Eel Point, on the southwest and northwest corners of the island. Examples of this type of habitat occur on Jetties Beach and Eel Point Beach.

[33] Town of Nantucket, 2007 Open Space and Recreation Plan
[34] Town of Nantucket, 2007 Open Space and Recreation Plan

SALT MARSHES occur on the less exposed side of the island where waves have a reduced amount of strength. These marshes are a result of the glacier's retreat around 12,000-years ago, which left behind clay, sand, and other sediments when it melted. Nantucket has approximately 1,600-acres of salt marsh, and most of them are owned and protected by the Nantucket Conservations Foundation. Saltmarshes are one of the most productive ecosystems on Earth. Each day rising tides bring in a wash of fresh nutrients and tiny marine organisms to feed the unique plants and animals within the saltmarsh. Well-developed salt marshes can be found in the sheltered waters of Nantucket Harbor at First Point, Second Point, Third Point, Five-fingered Point, Coskata, The Haulover, Quaise, Pimney's Point, the Creeks, and within Polpis Harbor. Examples of this type of habitat occur on Folger's Marsh and Medouie's Marsh.

GRASSLANDS AND HEATHLANDS landscapes occur in flat and open areas typically found on the southern part of Nantucket because meltwater from the glacier deposited sand and debris there. Grasslands and heathlands are a product of human activity: burning, grazing and the growing of berries. It is currently estimated 90% of the worldwide acreage of these habitats have been lost since the 1850's, with most remaining sites occurring on Nantucket, Tuckernuck, and Martha's Vineyard. An example of this type of habitat occur on Middle Moors.

SCRUB OAK AND PITCH PINE BARRENS have been formed by taller trees overgrowing in grasslands and heathlands. Scrub oak and pitch pine trees are the most common types to overtake and invade these areas. Because they are tall and resilient, they shade the area and suck up most of the nutrients from the sun before it reaches the under-layer where the grasses are. Examples of this type of habitat occur on many of the Foundation's properties, including the Middle Moors along the south shore of the island between Nantucket Memorial Airport and the former Tom Nevers Naval Facility.

HARDWOOD FORESTS habitats contain fewer hardwood trees compared to hardwood forests found in the rest of New England. They are primarily found on the northeast section of the island where there is dry, upland soil. The most common types to grown in Nantucket are black and white oak trees, which have hazelnut, huckleberry, wintergreen, and bracken as their understory plants. There are several distinctive types of hardwood forests on Nantucket. An example of this habitat occurs at Coskata, just north of the Foundation's Haulover property. This unique area contains dry, upland soils but is surrounded by salt marsh, harbor, salt pond, sand dunes and ocean.

PONDS AND BOGS were formed by the retreat of the last glacier that covered the New England area, which began melting approximately 12,000 years ago in response to a gradual warming in the earth's climate. Meltwaters from the glacier formed river valleys that ran from the glacier to the ocean, which was more than 45 miles south of Nantucket at the time. As the ice melted, sea level rose and flooded all but the highest elevations surrounding Nantucket, isolating it from the mainland. Ocean currents deposited sand into the areas where these valleys met the shore, blocking their southern ends and causing them to fill up with freshwater. Thus, a system of long, narrow ponds running perpendicular to Nantucket's south shore was formed. Examples of this type of habitat occur at Long Pond, Hummock and West Hummock Pond, Mioxes Pond, Miacomet Pond and Pout Ponds, Gibbs Pond and Almanac Pond, and the Milestone Cranberry Bog (heart of cranberry farming on Nantucket).

B. Landscape Character

Nantucket's landscapes include a diversity of distinctive landforms from wooded upland areas covered by oaks and pines to low lying moors to seashore landscapes of salt marshes, beaches, and dunes. Vistas of open water and long beaches are defining characteristics of Nantucket. Also significant, are the inland wetland area, including pond and lakeshore areas, cranberry bogs, and associated swamps.

Close to half of Nantucket's land mass is protected through ownership by a variety of conservation and preservation agencies as well as the town allowing the character of the landscape outside village centers to remain open and wild. There are large tracts of protected conservation land throughout the island and numerous neighborhoods and villages. The least developed area in Nantucket is in the central moors region, most of which is protected by the Nantucket Conservation Foundation. The Moorlands Management District was expanded at the November 2013 Special Town Meeting and covers about 1700-acres in the southwest corner.

In addition to its natural landscape, Nantucket boasts a beautiful and historic seaside town center as well as both historic and recently established neighborhoods and subdivisions. Agricultural lands also remain part of the landscape of Nantucket.

Spread across the Middle Moors are many small wetland depressions created during the last glacial era. Big blocks of ice that were left behind after the ice sheet withdrew to the north formed basins in the landscape as they slowly melted. Ponds and bogs formed, also known as kettleholes, and are distinguished by having no stream connections. Instead, the kettlehole is influenced by the ground water and the amount of rainfall.

The Pout Ponds

Located in the western part of the Middle Moors, are among the largest kettlehole ponds in this area. Each pond host distinctive vegetation communities that are influenced by their depth and fluctuating water levels. The northernmost pond, known as the Donut Pond, provides an excellent example of the transformation from pond to bog.

"The Serengeti"

The southern portion of Middle Moors is a vast area that contains over 400-acres, locally referred to as Nantucket's "Serengeti." This Foundation-owned land is the focus of ongoing management aimed at restoring coastal heathland and sandplain grassland vegetation communities. Historically, these habitats were once common within the Middle Moors, likely due to the constant sheep grazing that occurred during the 1700 and1800's. Grazing eliminated taller shrubs and trees, allowing low-stature heathland and grassland plants to establish themselves without direct competition for sunlight and nutrients. After sheep grazing became less common and eventually nonexistent in the late-1800's, tall shrub, and tree species such as scrub oak and pitch pine began to encroach upon grassland and heathland habitats in the Middle Moors, a process that is ongoing and accelerating. Active land management is therefore necessary to maintain these open areas and perpetuate habitat for their associated rare species. The Nantucket Golf Club abuts conservation land owned by the Foundation and the Massachusetts Audubon Society to the east of the Serengeti and Milestone Cranberry Bog. Under a mitigation agreement that was negotiated with the Natural Heritage and Endangered Species Program (NHESP) of the Massachusetts Division of Fisheries and Wildlife when the course was constructed, the Nantucket Golf Club is to provide funding for the long-term restoration and maintenance of open habitat suitable for northern harriers on approximately 1,100-acres of protected conservation land owned by the Foundation and the Massachusetts Audubon Society on Nantucket.

Another unique and interesting land feature located in this area of the Middle Moors is the Milestone Cranberry Bog, located just to the northeast of the Serengeti. The bog and surrounding acreage (totaling 737-acres) were purchased in 1968 by Walter Beinecke, Jr., Roy Larsen, and Arthur Dean, who subsequently donated the land to the Foundation with the intent that it be used as an income-producing asset. The Foundation now operates both the Milestone Bog and the Windswept Bog, an organic bog located off the Polpis Road. Proceeds from both operations are earmarked by the Foundation for the acquisition of additional open space properties.

GIBBS POND

Located southeast of Altar Rock, is an example of a particularly large and deep kettlehole pond that is used as an important source of water for the Milestone Cranberry Bog. During the cranberry harvest, which takes place in September and October, the bogs are flooded with water from the pond.

C. Water Resources

Nantucket's water resources can be grouped into 3 distinct categories: glacial aquifers, fresh water; including surface water bodies and groundwater, and marine waters, which include tidal estuaries as well as harbors connected to the Atlantic Ocean, including Nantucket Sound. Together, these three defined systems constitute the town's most important natural resource. Groundwater is the source of all of the town's potable drinking water, and the abundant inland and coastal water resources provide habitat, and also support the islands economy and quality of life.

WATERSHEDS

A watershed is an area of land were water flows from high elevations to low elevations, eventually making its way to an inland or coastal water body. Water within the watershed may flow as surface runoff, in streams, or seep into the soil and flow as ground water.

Watersheds include natural landscapes and ecosystems including woodlands, grasslands and wetlands and they also include development such as roads, parking lots, buildings and their attending altered landscapes. A watershed's land uses influence the volume and quality of water flowing through and discharging from it. Land uses that result in impervious surfaces, reduced tree cover, unprotected soils, excessive fertilization, and disconnected waterways negatively impact water resources and may reduce their capacity to sustain vegetation and wildlife, provide drinking water, and support recreation and tourism.

According to the Nantucket Land Council[35], there are nine different subbasins or watersheds on the island:

- Capaum Pond and Washing Pond
- Hither Creek/Madaket Harbor
- Hummock Pond (includes Clark's Cove and Maxcy Pond)
- Long Pond
- Miacomet Pond
- Nantucket Harbor
- Ocean
- Sesachacha Pond
- Tom Nevers Pond

[35] Nantucket Land Council. Webpage. https://www.nantucketlandcouncil.org/education/watershed-map/

Surface Water

Nantucket's freshwater surface waters include ponds, vernal pools, intermittent streams, and springs. There are no rivers on the island. Most surface water on the island is found within its 21 ponds covering 499-acres. Of these, the following six are considered "Great Ponds"[36] accounting for more than 95% of the island's total pond acreage:

- Gibbs Pond
- Hummock Pond
- Long Pond
- Miacomet Pond
- Sesachacha Pond
- Tom Nevers Pond

Except for Capaum Pond on the north shore, the remaining ponds located within the terminal moraine on the north side of the island are kettleholes. These ponds are typically deep, with sharp profiles. The ponds located in the south of the island within the outwash plain include Long, Miacomet, and Hummock Ponds. These ponds are shallower, with barrier beaches closing them off from the ocean.

Recently, the Town of Nantucket has received permits from the Army Corps of Engineers to modify existing management options for two Great Ponds on the island. For example at Sesachacha Pond, the permit allows for flood control as part of the pond's management and for drawdown dates – the process of controlling the water level of the pond by dam or other structure at a reduced level typically for few months to two years—to coincide with the running of river herring. Drawdown encourages the exchange of seawater and increased salinity in the water supports estuarine processes like fish spawning and oyster culture. The new permits also include the option for additional dredging at Sesachacha Pond if the water level needs to be even lower.[37]

Coastal Waters and Beaches

Coastal waters surround all of Nantucket. To the north, the island is bounded by Nantucket Sound, which separates it from Cape Cod. To the south, west and east Nantucket is bounded by the Atlantic Ocean. Nantucket's has two major harbors, Nantucket Harbor (including Polpis Harbor) and Madaket Harbor (including Hither Creek) provide sheltered anchorage for fishing, pleasure boats and excellent opportunities for swimming, fishing, and sailing. Their abundance of scallops, mussels and clams also make them an important shell fishing resource for the island.

Altogether, the island has over 80-miles of sandy beaches. Most of them are publicly accessible and excellent for swimming and shore fishing. Public beaches are managed in accordance with the Town's 2018-2019 Beach Management Plan which provides guidelines for the proper use and protection of the island's coastal resources. The Plan includes information on the town's endangered species program, monitoring of coastal dunes and erosion, public beach access as well as other issues concerning beaches.

[36] Great Ponds are defined as any pond or lake that contained more than 10-acres in its natural state. As such they are regulated by the State according the MGL Chapter 91.

[37] "Nantucket Receives New Great Ponds Permits" article. November 26, 2019. Website: https://www.capecod.com/newscenter/nantucket-receives-new-great-pond-permits/

Town Owned Coastal Properties

Source: Town of Nantucket

AQUIFERS AND AQUIFER RECHARGE AREAS

An "aquifer" is a groundwater supply capable of yielding a significant volume of water. "Aquifer recharge" is the process by which rainwater seeps down through the soil into an underlying aquifer and an "aquifer recharge area" is that surface that provides water for the aquifer. Nantucket's aquifer is described as a freshwater lens that stretches beneath the entire island and is replenished (recharged) entirely by precipitation.

> *"Nantucket is underlain by a huge lens of fresh water that is so large and tends to be so full that it bulges out into the surrounding salt water. In only a few locations around the island does the salt water intrude into our freshwater during periods of drought or extreme localized pumping. In addition, several layers of clay (called aquitards because they stop water) help to prevent sea water from invading the lens. We are also blessed with a very fast recharge rate and enough rainfall (around 43-inches per year) to keep our sole source aquifer full regardless of the amount of water pumped from it."*[38]

Nantucket's aquifer or lens is the town's federally designated sole source for potable drinking water.[39] The town taps into the groundwater aquifer from public well fields and from private on-site wells. The town has established two Wellhead Protection Districts and three Water Supply Protections Districts (shown on Map 6: Water Resources) to help ensure a sustainable and safe public water supply. The island's public water system is more fully described in Section 3.

[38] Nantucket Water Resources Part 1, Dr. Sarah D. Oktay, Managing Director UMass Boston Nantucket Field Station, Yesterday's Island, Today's Nantucket, Volume 39 Issue 11. July 16-22, 2009

[39] Sole Source Aquifer designation is a tool used by the Environmental Protection Agency (EPA) to protect drinking water supplies in areas with few or no alternative sources to the ground water resource, and where if contamination occurred, using an alternative source would be extremely expensive. Designation requires EPA review for all proposed projects within the area that will receive federal financial assistance.

FLOOD HAZARD AREAS AND SEA LEVEL RISE

Flood hazard areas present risks to people, wildlife and property that must be assessed and minimized. Flood hazard areas include floodplains or low-lying areas along lakes, rivers, and streams and coastal zones where high tides and wave surges cause periodic flooding.

The 100-year floodplain, identified by FEMA as having a one percent or greater annual chance of flooding in any given year (Zone A and Zone AE), the 500-year floodplain defined as having a .2% or greater chance of flooding in any given year and velocity areas (Zone X). Velocity areas, also known as coastal high hazard areas, have been identified by FEMA as areas where wave action and/or high velocity water can cause structural damage in the 100-year flood (Zone VE). The entire perimeter of Nantucket is within all three hazard areas including the shores of Nantucket Harbor. In addition, while inland lands are outside the velocity areas land along many of the island's streams, ponds and wetlands including Long Pond, Hummock Pond, and the cranberry bog are within 100 and 500-year floodplains. *(See Appendix A, Maps "Flood Zone Map").*

According to the Flood Insurance Study undertaken by the Federal Emergency Management Agency (FEMA) in 2012,[40] Nantucket is subject to coastal flooding caused by nor'easters and hurricanes. Erosion is the primary problem from coastal storms with erosion rates highest on the south and east shore where wave action is greatest. The study notes that the Town of Nantucket does have a 2019 Natural Hazard Mitigation Plan through 2024, and some floodplain areas are protected with conservation areas. The Natural Hazard Mitigation Plan coincides with Zone A, AE, and V on the Flood Insurance Rate Map (FIRM) was established in 2014.

Structural flood protection to mitigate wave action includes the east and west jetties protecting Nantucket Harbor and Madaket Harbor and smaller seawalls and breakwaters that protect several homes along the shore. Many open space and recreation resources long the harbor are also at risk to sea level rise inundation.

WETLANDS

Wetlands include marshes, swamps, and bogs and often lie within a floodplain. They serve not just as a sponge to soak up inundations, but also as protection for groundwater, to prevent aquifer pollution, and as habitat for wildlife. State laws support local protections of wetlands. The Massachusetts Inland Wetlands Protection Act provides the basic authority. Nantucket has adopted a wetlands ordinance (Chapter 136) that includes additional protections.

Wetlands including the island's salt, fresh and brackish marshes are scattered throughout the island, many around Nantucket, Polpis and Madaket Harbors, and Sesachacha and Long Ponds.

Vernal pools which fill with water in spring and dry up later in the year are ephemeral isolated wetlands that are often thriving nurseries for animal species that rely on these temporary wetlands during early life stages. There are 23 certified vernal pools in Nantucket. Nine of these are in and around Madaket, one just west of the downtown areas and the remaining 13 in the northeast section of the island: 12 in the Moorlands area and one in Wauwinet (shown on Map 6A: Vernal Pools).

D. Vegetation

Nantucket has a diversity of vegetative communities within a relatively small area ranging from woodlands that include upland hardwood stands, oak barrens and shrub swamps to grass type communities including bogs, dunes, heathlands, and marshes.

[40] Flood Insurance Study, Federal Emergency Management Agency, 2012

FOREST LAND[41]

There are several distinctive types of hardwood forests on the island including a maritime forest at Coskata, which contains mature black and white oak trees, with huckleberry, hazelnut, bracken, and wintergreen as understory plants.

The northeastern portion of Nantucket is currently the most forested area of the island, and trees can grow to be 30 to 40-feet tall before they are impacted by high winds and salt.

Some forested areas, such as lower elevations of the Squam Swamp, have standing water in them year-round and support adaptive species such as red oak and shrub species such as swamp azalea and high bush blueberry. Some of the higher elevations of the Squam Swamp, the Masquetuck Reservation in Quaise, and the forest surrounding Stump Pond (south of the Windswept Cranberry Bog) have wet soils during only a portion of the year. These areas contain trees and shrubs including tupelo or black gum, sassafras, shadbush, and sweet pepperbush. Small patches of dry upland soils within these forests contain some beautiful, old examples of American beech, black oak, white oak, and American holly – all trees that are relatively rare on Nantucket.

Other understory trees and shrubs on the island include arrowwood, American hazelnut, common winterberry, and inkberry. Flowering plants, ferns, mosses, and ground covers, include cinnamon fern, wintergreen, jack-in-the pulpit, starflower, and swamp candles. An assortment of lichens including "old man's beard" also occur in abundance on Nantucket because of the island's relatively clean air and high humidity conditions.

SHADE TREES[42]

Nantucket's shade trees including those that line its streets, and grace its cemeteries and parks are an important part of the island's landscape character. They also benefit the environment by reducing stormwater runoff, cleaning the air, and mitigating temperatures and wind. The town arborist is responsible for the management of the town's shade trees.

Town trees, both shade trees and others, are protected by the town's bylaw (chapter 132) which prohibits the removal, cutting and trimming of any such tree without a hearing and subsequent Tree Warden approval. The town's Scenic Road bylaw provides similar protections for trees along the Islands designated scenic road, Polpis Road. Trees within the right-of-way along a scenic road require both a public hearing and Planning Board review prior to removal.

[41] Nantucket Conservation Foundation Inc., "Natural Habitats of Nantucket", web site
[42] An excerpt from Nantucket Today, August 2007, State of the Elms by Lucy Apthorp Lepske

Lucy Apthorp Lepske wrote of Nantucket's most famous shade trees in Nantucket Today August 2007. "Dale Gary, Nantucket's town arborist, would argue that Nantucket has the best collection of mature elms in the country. He should know; he and his crew have been taking care of them for nearly 10 years. Nantucket currently has approximately 300 living elm trees of all ages, from recently planted to centenarians, lining its streets and lanes, most of them clustered in town and officially known as "town trees" because they either lie on town property or have been maintained by the town for more than three years. The elms lining either side of Milk Street just west of the Main Street Civil War monument exemplify the arching growth, fountains of cascading leaves and light- dappled shade that caused the elm to grow into the nation's most popular shade tree by the beginning of the 20th century. The giant elm on the corner of Sparks and Atlantic avenues next to the Nantucket High School, one of Nantucket's oldest and largest trees, is both typical and remarkable for its vigor."

AGRICULTURAL LAND

Agricultural or farmland on Nantucket is a limited and threatened resource that the town and others are working diligently to protect. A map compiled by William E. Gardner and held by the Nantucket Historical Association illustrated nearly 100 farms on Nantucket in the 1850s.[43] According to 2016 web article from the Nantucket Land Bank, a conservation organization on the island, there are less than 20 farms in operation today.[44] The Nantucket Land Bank, together with other local conservation organizations and non-profits, is working to preserve the community character of Nantucket island and has helped to preserve Bartlett Farm and Moors End Farm. Nantucket Land Bank has also partnered with Sustainable Nantucket, an island non-profit organization, to operate the Walter F. Ballinger Educational Community Farm on the former Mount Vernon Farm (8-acres of Land Bank property), which offers a low-risk learning environment and affordable land to new growers and provides resources to local growers.[45]

The largest and oldest family farm on Nantucket is Bartlett's Farm that has been farmed continuously since the early 1800's providing local fruits and vegetables and preserving the tradition of farming and prime agricultural soils. Portions of the ~~Bar~~Barrett~~lett~~ farm (114-acres) are permanently protected by conservation restrictions (discussed further in Section 5, Inventory of Conservation Lands). The Land Bank actively protects land~~s~~ of other key farms including Gardner, Sanford and Barrett farms.

MARSHES[46]

Salt marshes and the fresh and brackish deep and shallow marshes are scattered throughout the island, mostly around Nantucket, Polpis and Madaket Harbors, and Sesachacha and Long Ponds.

The town's salt marshes are delicately balanced, productive, and protective habitats which are dependent largely on barrier beaches to protect them from the open ocean. It has become generally understood that about two thirds of the value of the commercial catch of fish and shellfish landed on the East Coast of the United States comes from species that live at least part of

[43] Nantucket Historic Association, Webpage. "Map showing Nantucket Farms, compiled by William E. Gardner." (MS92) https://nantuckethistory.org/webcat/request/Action?SystemName=Nantucket+Historical+Association&UserName=public&Password=&CMD_(DetailRequest)[0]=&TemplateProcessID=6000_3635&ProcessID=6000_3363(0)&KeyValues=KEY_m1763

[44] Nantucket Land Bank, Webpage. October 6, 2016 https://www.nantucketlandbank.org/preserving-expanding-local-agriculture/

[45] Sustainable Nantucket Webpage, https://sustainable-nantucket.org/mentor-farmers-program

[46] Nantucket Open Space and Recreation Plan, 2007

their life cycles in marshy estuaries. Salt marshes provide the food and protection necessary for larval and juvenile marine organisms to reach a degree of maturity. The grasses prevent these tiny animals and their 4,896 year-round housing supply from being swept out to sea.

Salt marshes provide other functions important to coastal communities:

- Absorb water brought ashore by high tides and storms, thus mitigating storm water damage to more landward areas.
- Provide a significant barrier to water moving in the opposite direction as well, groundwater emerging from the aquifer. The higher density of the salt water in the marshes and the underlying peat creates a dam to stop or slow the seaward flow of fresh water.
- Accommodate significant contributions of domestic pollutants found in coastal runoff thus play a powerful role in maintaining the cleanliness of coastal waters.

Saltwater marshes that are found in the areas where creeks flow into harbors, are former tidal estuaries that have filled with peat and silt and become heavily vegetated with salt marsh plants including the salt-resistant Cordgrass and Salt Marsh Hay above or partially within the water and Eelgrass below. The town's most prominent salt marshes exist in the creeks near downtown, in and around Polpis Harbor, and near Coskata Pond.

Freshwater marshes appear in various stages of succession, from recently flooded areas to old ponds and marshy meadows. Theses meadows are created through the natural process of pond eutrophication, as silt and organic matter accumulate. Sedges and cattails flourish in these wet areas.

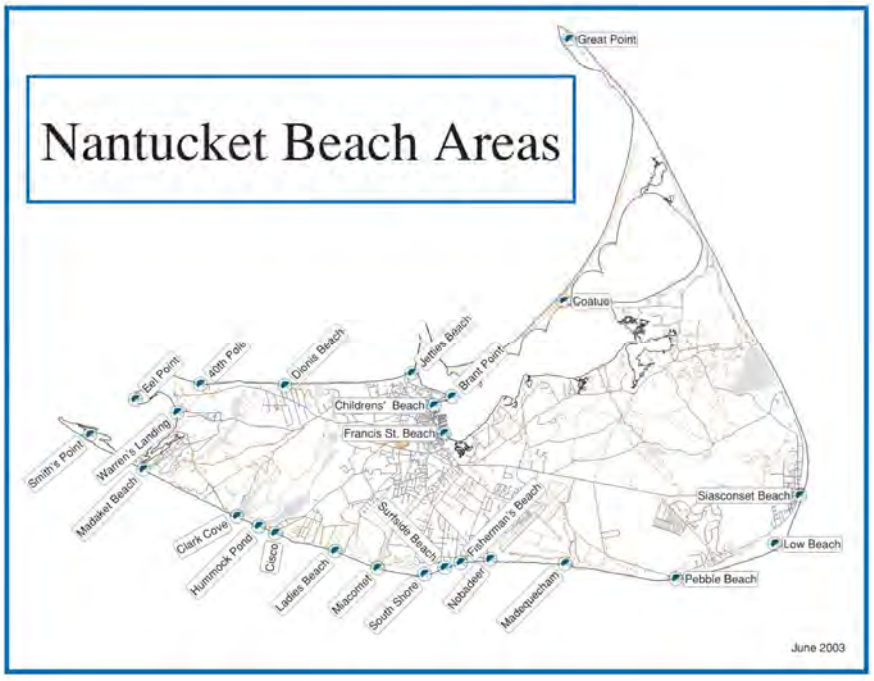
Beaches and Dunes[47]

Just over 80 miles of beach surround Nantucket, although that figure is constantly changing as beaches erode and accrete each season. American Beach Grass provides much of the stability for sand dunes as well as habitat for a variety of migratory and year-round birds. In areas where more soil is present, Rosa Rugosa and Beach Peas take root and even thicker coastal shrub communities include Bayberry, Scrub Oak, Eastern Red Cedar, Low-bush Blueberry, Eastern Prickly Pear and Beach Plum.

The dunes of the barrier beaches and elsewhere are essential to the protection of the shoreline. Beach grass and other xerophytes (plants adapted to living in drying conditions) are of prime importance to the stabilization of dunes. These plants are well suited by nature to thrive in the inhospitable conditions common to dunes. They can collect sand, thus building dunes while their strong root systems protect them from excessive wind erosion. They are, in conjunction with the plants of the salt marsh, the anchors holding as much as possible of a fluctuating shoreline.

The main barrier beach area lies to the north of Nantucket Harbor, stretching from its northeast tip to the mouth of the harbor. Barrier beach-coastal dunes have formed near Great Point and on the north and south sides of Madaket Harbor. Coastal dune and beach areas are interspersed along the shoreline.

[47] Nantucket Open Space and Recreation Plan, 2007



SHRUB SWAMPS[48]

Shrub swamps are often characterized as bogs but are in fact a successional development of kettle ponds. Nantucket's 23 shrub swamps cover about 1,300-acres, located predominantly in the terminal moraine and fosse area in the northern half of the island and in Ram Pasture in the south. There are specific conglomerations in the Madaket Watershed Protection District area and the immediate southwest of Quidnet.

SANDPLAIN HEALTHLANDS[49]

Sandplain Heathland communities, or heath sand barrens or coastal heathlands, are open, nearly treeless communities dominated by low-growing members of the Heath family (Ericaceae) and located either on stabilized dunes or plains of glacial deposits. On Nantucket Sandplain Heathlands are known as moors. Various heaths and heath-like species thrive in the rugged environment of extreme daily and seasonal temperature variations, nutrient-poor soil, intense sunlight, and salt-laden winds.

Common plants of Heathlands include Early and Late Lowbush Blueberry, Pennsylvania Sedge, Bayberry, Mayflower or Trailing Arbutus, and Little Bluestem When they are dominant, the following species are indicators of Sandplain Heathlands: Bearberry, Black Huckleberry, Broom

[48] Nantucket Open Space and Recreation Plan, 2007

[49] Commonwealth of Massachusetts, Division of Fisheries and Wildlife, Natural Heritage and Endangered Species Program, Natural Community Factsheet, Sandplain Healthlands, Update 2007

Crowberry, Golden Heather and, False Heather. Plants that are found in the dune heathland, but that only rarely occur in the upland heath community, include Beach Pea, Seaside Goldenrod and False Heather. Many plants that are considered rare in Massachusetts occur in the heathland communities of Nantucket such as Shadbush, Butterfly Weed, Sandplain Blue-eyed Grass), Broom Crowberry, Eastern Silvery Aster, Sandplain Flax, Purple Cudweed, and Bushy Rockrose.

Sandplain heathland is a dominant vegetative community on the island and the best and one of largest and best examples of Sanplain Heathland in the country. The island's two main locations for this extraordinary landscape are just south of Polpis Harbor, and just east of White Goose Cove.

Pitch Pine /Scrub Oak Barrens

Pitch Pine and Scrub Oak have outcompeted the grassland species of the heathland communities on Nantucket and created new communities locally referred to as barrens. Examples of barrens on the island occur on Nantucket Conservation Foundation properties including the Middle Moors and along the south shore of the island between Nantucket Memorial Airport and the former Tom Nevers Naval Facility.[50]

Pitch pine/scrub oak barrens are a fire maintained and fire dependent type of natural community. Species of the community tend to be adapted to occasional light fires: some sprouting naturally from remaining root crowns and others releasing seeds or germinating only when activated by fire. Pitch pine/scrub oak communities on Nantucket host a limited variety of flora. In addition to pitch pine and scrub oak are understory species including Huckleberry and Lowbush blueberries and ground hugging species including Bearberry and lichens along with sedges or little blue stem.[51] Pitch pine/scrub oak barrens are vital to some butterfly species and fragmentation of these landscapes threatens their existence. The barrens themselves are also threatened by exclusion of fire and human development.[52]

Cranberry Bogs

Cranberry bogs are lands dominated by low cranberry vines in freshwater wetlands. Nantucket's cranberry bogs were an important part of the Island's economy before World War Two. Today the Nantucket Conservation Foundation provides protection and stewardship of the Island's two remaining commercial cranberry bogs with 193-acres under cultivation at the Milestone Bog and an additional 25-acres in production at the Windswept Bog on the Polpis Road[53]. Other non-commercial bogs can be found scattered throughout the island, though are generally small.

[50] Nantucket Conservation Foundation, website "Natural Habitats of Nantucket", 2012
[51] Commonwealth of Massachusetts, Division of Fisheries and Wildlife, Natural Heritage and Endangered Species Program, Natural Community Factsheet, Pitch Pine/Scrub Oak Community, Update 2007
[52] Ibid
[53] Nantucket Conservation foundation website, September 2012

Rare, Threatened and Endangered Plant Species

The following figure lists the rare plants recorded in Nantucket by the Natural Heritage and Endangered Species Program of the State Division of Fisheries and Wildlife.[54] However, many rare species are difficult to detect even though they are present. The Natural Heritage Program does not conduct methodical species surveys in each community on a consistent basis. Therefore, the fact that the "year last observed" has not been recorded should not lead to the interpretation that the species no longer occurs in a community.

Rare, Threatened and Endangered Vascular Plants[55]

Scientific Name	Common Name	State Status	Year Last Observed
Ageratina aromatica	Lesser Snakeroot	Endangered	2006
Agrimonia pubescens	Downy Agrimony	Threatened	2007
Amaranthus Pumilus[56]	Seabeach Amaranth	Endangered	n/a
Amphicarpum amphicarpon	Annual Peanut-grass	Endangered	2012
Aristida purpurascens	Purple Needlegrass	Threatened	2011
Asclepias purpurascens	Purple Milkweed	Endangered	1986
Carex mitchelliana	Mitchell's Sedge	Threatened	1990
Carex striata	Walter's Sedge	Endangered	1908
Celastrus scandens	American Bittersweet	Threatened	1911
Crassula aquatica	Shore Pygmy-weed	Threatened	2007
Crataegus bicknellii	Bicknell's Hawthorn	Endangered	2018
Dichanthelium commonsianum	Commons' Rosette-grass	Special Concern	1984
Dichanthelium mattamuskeetense	Mattamuskeet Rosette-grass	Endangered	2013
Elatine americana	American Waterwort	Endangered	1905
Eleocharis tricostata	Three-angled Spike-sedge	Endangered	2015
Gamochaeta purpurea	Purple Cudweed	Endangered	1990
Hydrocotyle verticillata	Saltpond Pennywort	Threatened	2019
Hypericum adpressum	Creeping St. John's-wort	Threatened	2019
Hypericum stragulum	St. Andrew's Cross	Endangered	2017
Juncus biflorus	Two-flowered Rush	Threatened	2019
Lechea pulchella var. moniliformis	Bead Pinweed	Endangered	2014
Leptochloa fusca ssp. fascicularis	Saltpond Grass	Threatened	2008
Liatris novae-angliae	New England Blazing Star	Special Concern	2020
Lobelia siphilitica	Great Blue Lobelia	Endangered	2007
Lycopodiella alopecuroides	Foxtail Clubmoss	Endangered	2013

[54] Only rare species records that are fewer than 25 years old are used in Natural Heritage project review associated with the Massachusetts Wetlands Protection Act Regulations (310 CMR 10.00) and the Massachusetts Endangered Species Act Regulations (321 CMR 10.00).

[55] MA Divisions of Fisheries and Wildlife, Natural Heritage, and Endangered Species Program. https://www.mass.gov/info-details/rare-species-viewer

[56] US Fish and Wildlife Service. Environmental Conservation Online System. https://ecos.fws.gov/ecp/report/species-listings-by-current-range-county?fips=25019

Lycopus rubellus	Taperleaf Water-horehound	Endangered	2013
Malaxis bayardii	Bayard's Adder's-mouth	Endangered	1906
Mertensia maritima	Oysterleaf	Endangered	2009
Nabalus serpentarius	Lion's Foot	Endangered	2019
Ophioglossum pusillum	Adder's Tongue Fern	Threatened	1911
Opuntia humifusa	Eastern Prickly Pear	Endangered	2015
Persicaria setacea	Swamp Smartweed	Threatened	1908
Polygonum glaucum	Sea-beach Knotweed	Special Concern	2018
Rhynchospora torreyana	Torrey's Beaksedge	Endangered	2016
Rumex pallidus	Seabeach Dock	Threatened	1884
Rumex verticillatus	Swamp Dock	Threatened	1884
Sabatia campanulata	Slender Marsh Pink	Endangered	2002
Sabatia kennedyana	Plymouth Gentian	Special Concern	1889
Sanicula canadensis	Canadian Sanicle	Threatened	2019
Scleria pauciflora	Papillose Nut Sedge	Endangered	2016
Scleria triglomerata	Tall Nut-sedge	Endangered	2016
Setaria parviflora	Bristly Foxtail	Special Concern	1983
Sisyrinchium fuscatum	Sandplain Blue-eyed Grass	Special Concern	2018
Sphenopholis pensylvanica	Swamp Oats	Threatened	1908
Suaeda calceoliformis	American Sea-blite	Special Concern	1989
Symphyotrichum concolor	Eastern Silvery Aster	Endangered	2019
Triosteum perfoliatum	Broad Tinker's-weed	Endangered	1907
Tripsacum dactyloides	Northern Gama-grass	Endangered	2007
Utricularia subulata	Slender Bladderwort	Special Concern	2016

E. Fisheries and Wildlife

Wildlife is important to the town's health, economy, and quality of life. It is integral to the town's fishing and harvesting industry, supports the tourist industry, adds interest and variety to the landscape, and in general is a barometer of the ecological health of the community. Nantucket has within its boundaries an unusual number of diverse habitats critical to the survival of its wildlife populations.

Marine Habitats

Fisheries[57]

As a coastal area, Nantucket remains an important source of shell and finfish for commercial and recreational fishing.

Mollusks inhabit tidal estuaries and occasionally inland waters. Nantucket Harbor, running half the length of the island, and with 4,659-acres of protected waters, is the most important commercial area for mollusks, which include bay scallops, quahogs, soft-shell clams, and American oysters. Bay scallops are the most important shellfish to the local fishing industry. Because of the low productivity, scallop populations fluctuate, proving to be a lucrative but unstable commercial fishery. Natural Resources staff have restored the Brant Point Shellfish Hatchery with Community Preservation Funds and private donations to supplement the wild population within Nantucket and Madaket Harbors. The Natural Resources staff have also instituted several other projects to support local fishers, such as deploying spawning cages, conducting a larval recruitment study, and

[57] Nantucket Open Space and Recreation Plan, 2007

mapping eelgrass.[58] Oysters have been produced commercially since 1982, and a seeding and transplanting project, currently supported by the town and the state, is one of the primary sources of uncontaminated oyster seed on the east coast. The quahog and soft-shell clam are more important as a recreational fishery than a commercial one on Nantucket. The Natural Resource Department in partnership with a local commercial fisherman, Madaket Admiralty Association, Nantucket Shellfish Association, Nantucket Land Council, and the Madaket Conservation Association placed 180,000 quahog seed in one-year (as part of a three-year project) within Nantucket and Madaket Harbors for recreational use when they reach harvestable size.

Crustaceans found in Nantucket's waters are the American lobster and the blue crab. Although lobster has a limited commercial return, a small but active lobster fishery on Nantucket supplies local needs. The blue crab has declined in range and number all along the Atlantic seaboard.

Finfish found around the island and in the harbor include the American eel, white hake, tomcod, alewife, striped bass and bluefish, the latter two being by far the most important recreationally. Other finfish in Nantucket Sound include Windowpane flounder, Long-finned squid, Atlantic butterfish, Atlantic mackerel, Summer flounder, Scup, Black sea bass, Surf clam, King mackerel, Spanish mackerel, Blue shark and Skate.

Mass GIS data also indicates two Alewife (Herring) runs in Nantucket, one at Hither Creek and the other at the southern tip of Ram Pasture, neither are actively managed.

INLAND HABITATS[59]

MAMMALS

Many species common to the Massachusetts mainland such as fox, raccoon and skunks are absent or rare on Nantucket. Common larger mammals that do inhabit the island include the eastern white-tailed deer and cottontail. The deer population on Nantucket has thrived in the dense scrub habitat since its introduction in 1922. Many small species of mice, shrew, and voles exist, particularly in the heath and dune areas. The most significant small animal is the Muskeget vole, whose only known habitat is Nantucket. Muskeget Island is one of two smaller islands off the western end of Nantucket. Because it is the only home of the vole and the only known colony of grey seals south of the Gulf of Maine, it was nominated as a "Nationally Significant Unique Wildlife Ecosystem".

BIRDS

Nantucket Sound lies during the North Atlantic Flyway, a major migratory route for songbirds, raptors, shorebirds, sea ducks and other sea birds. Land surrounding the Sound, including the island of Nantucket, serves as a feeding and breeding ground to many different species of birds, including globally significant populations of the federally protected Piping Plover. Four species of terns, all of which are state-listed and two of which are federally listed species, breed in colonies on the near-shore environment and feed in the shallow shoals sprinkled throughout Nantucket Sound. Waterfowl that winter on Nantucket include the Black Duck and Green Winged Teal. Nesting sites are predominant among the island's inland wetlands areas.

Nantucket is a haven for songbirds and predatory birds as well as shorebirds and waterfowl. A common inland bird species is the ring-necked pheasant that inhabits most areas including the more densely developed areas of the island. Songbirds and foragers common to heath and shrub vegetation include the catbird, yellowthroat, towhee, and several species of sparrow, goldfinch,

[58] Nantucket. Natural Resource Department Webpage. https://www.nantucket-ma.gov/691/Brant-Point-Shellfish-Hatchery

[59] Nantucket Open Space and Recreation Plan, 2007

and chickadee. predatory birds common on the island include the osprey, sparrow hawk and the red-tailed hawk.

Of particular interest species are the Short-eared Owl (Endangered), and the Northern Harrier (Threatened). Both are known to breed in Massachusetts only on the Cape and Islands. Both species require large unbroken expanses of open, grassy habitat such as Nantucket's "Moorlands" for hunting, nesting, and breeding. The most common shorebirds on Nantucket are gulls including herring and black-backed gulls. these adaptable birds' nest in areas of low shrub and coastal grasses throughout the island.

The 1984 designation of the Moorlands Management District was an attempt to preserve significant remaining areas of sandplain grassland and coastal heathland habitat of the owl, the harrier, and several other threatened and endangered species. The Town protects bird habitat by using fencing to block of nesting habitat for protected species. Kites must maintain a 200-yard offer from the edge of the fencing. Vehicles, including beach bikes must stay in vehicle corridors. Lastly all pets must be leashed.[60]

Corridors for Wildlife Migration

Wildlife corridors are areas of contiguous tracts of land that provide habitat suitable to accommodate wildlife migration patterns. Major wildlife corridors in Nantucket include the forested areas and fields between Long Pond and Hummock Pond, Tom Nevers area, and the heathlands.

Rare, Threatened and Endangered Species

Two species, the Piping Plover (Threatened) and the Roseate Tern (Endangered), sighted in Nantucket are on the Federal Endangered Species List. Many rare species are difficult to detect even though they are present, and the Natural Heritage and Endangered Species Program does not conduct methodical species surveys in each community on a consistent basis.[61]

[60] Town of Nantucket. Webpage. https://www.nantucket-ma.gov/558/Birds-of-Nantucket

[61] Only rare species records that are less than 25 years old are used in Natural Heritage project review associated with the Massachusetts Wetlands Protection Act Regulations (310 CMR 10.00) and the Massachusetts Endangered Species Act Regulations (321 CMR 10.00).

RARE, THREATENED AND ENDANGERED VERTEBRATES AND INVERTEBRATES[62]

Scientific Name	Common Name	State Status	Year Last Observed
Abagrotis benjamini	Coastal Heathland Cutworm	Special Concern	2016
Acronicta albarufa	Barrens Dagger Moth	Threatened	2011
Ammodramus savannarum	Grasshopper Sparrow	Threatened	1997
Antrostomus vociferus	Eastern Whip-poor-will	Special Concern	2019
Apamea inebriata	Drunk Apamea Moth	Special Concern	2004
Asio flammeus	Short-eared Owl	Endangered	2010
Asio otus	Long-eared Owl	Special Concern	2016
Bartramia longicauda	Upland Sandpiper	Endangered	1955
Botaurus lentiginosus	American Bittern	Endangered	1970s
Catocala herodias	Herodias Underwing Moth	Special Concern	2011
Chaetaglaea cerata	Waxed Sallow Moth	Special Concern	2010
Charadrius melodus	Piping Plover	Threatened	2018
Cicindela duodecimguttata	Twelve-spotted Tiger Beetle	Special Concern	1923
Cicindela limbalis	Claybank Tiger Beetle	Threatened	2002
Cicindela purpurea	Cow Path Tiger Beetle	Special Concern	2011
Cicinnus melsheimeri	Melsheimer's Sack Bearer	Threatened	2011
Cingilia catenaria	Chain Dot Geometer	Special Concern	2011
Circus hudsonius	Northern Harrier	Threatened	2015
Euchlaena madusaria	Scrub Euchlaena	Special Concern	2000
Gallinula galeata	Common Gallinule	Special Concern	Historic
Hemileuca maia	Buck Moth	Special Concern	2011
Heterocampa varia	Sandplain Heterocampa	Threatened	2011
Limnadia lenticularis	American Clam Shrimp	Special Concern	2002
Metarranthis pilosaria	Heath Metarranthis	Special Concern	2011
Myotis septentrionalis	Northern Long-eared Bat	Endangered	2019
Neoligia semicana	Northern Brocade Moth	Special Concern	2018
Papaipema appassionata	Pitcher Plant Borer Moth	Threatened	1941
Papaipema stenocelis	Chain Fern Borer Moth	Threatened	2009
Papaipema sulphurata	Water-willow Borer Moth	Threatened	2015
Photedes inops	Spartina Borer Moth	Special Concern	2010
Podilymbus podiceps	Pied-billed Grebe	Endangered	1988
Psectraglaea carnosa	Pink Sallow Moth	Special Concern	2010
Ptichodis bistrigata	Southern Ptichodis	Threatened	2004
Scaphiopus holbrookii	Eastern Spadefoot	Threatened	1997
Setophaga americana	Northern Parula	Threatened	2009
Sterna dougallii	Roseate Tern	Endangered	2008
Sterna hirundo	Common Tern	Special Concern	2011
Sterna paradisaea	Arctic Tern	Special Concern	1995
Sternula antillarum	Least Tern	Special Concern	2017
Sympistis riparia	Dune Sympistis	Special Concern	2004
Terrapene carolina	Eastern Box Turtle	Special Concern	2019
Tyto alba	Barn Owl	Special Concern	2011
Zale lunifera	Pine Barrens Zale	Special Concern	2003

The Department of Natural Resources administers The Endangered Species Program for the Town of Nantucket on all town-owned or operated beach properties. The endangered species program is primarily focused on three species of birds that breed on the beach: Piping Plover (Charadrius melodus), Least Tern (Sterna antillarum), and American Oystercatcher (Haematopus palliates). Any other species of tern that demonstrates breeding behaviors or actual nesting are also monitored. Historically the beaches on which these species have displayed breeding behaviors included Jetties Beach, Smith's Point, Low Beach, Jackson Point, Surfside Beach, and Dionis Beach. These beaches are the primary focus of the monitoring program. All other town-owned or operated beaches are also checked periodically during the breeding season for any endangered species or breeding birds.

F. Scenic Resources and Unique Environments

BioMap

BioMap is the result of an ongoing collaboration between MassWildlife and the Massachusetts Chapter of The Nature Conservancy (TNC). Since its inception in 2001, this comprehensive tool has become a trusted source of information to guide conservation that is used by a wide spectrum of conservation practitioners. Today's BioMap builds on previous iterations with the continuing goal of protecting the diversity of species and natural ecosystems within the Commonwealth. BioMap is an important tool to guide strategic protection and stewardship of lands and waters that are most important for conserving biological diversity in Massachusetts.

BioMap combines geodatabase on rare species and natural communities with spatial data to identify critical wildlife species and habitat. BioMap also integrates The Nature Conservancy's assessment of large, well-connected, and intact ecosystems and landscapes across the Commonwealth, incorporating concepts of ecosystem resilience to address anticipated climate change impacts.[63]

BioMap conservation targets are grouped into 2 elements:

- *Core Habitat* identifies areas critical for the long-term persistence of rare species, exemplary natural communities, and resilient ecosystems.
- *Critical Natural Landscape* identifies large landscapes minimally impacted by development and buffers to core habitats and coastal areas, both of which enhance connectivity and resilience.

Each element contains several components of biodiversity conservation. Protection and stewardship of these elements are essential to safeguard the diversity and abundance of species and their habitats, as well as resilient natural landscapes across Massachusetts.

BioMap uses specific data and sophisticated mapping and analysis tools to spatially define each of these elements, understanding of species biology, conservation biology, and landscape ecology. *(See Appendix A: Maps)*

BioMap Information includes:

- Habitats for rare, vulnerable, or uncommon mammal, bird, reptile, amphibian, fish, invertebrate, and plant species.
- Priority natural communities.
- High-quality wetland, vernal pool, aquatic, and coastal habitats.

[62] MA Division of Fisheries and Wildlife, Natural Heritage and Endangered Species Program. https://www.mass.gov/info-details/rare-species-viewer

[63] MA Division of Fisheries and Wildlife, 2015 State Wildlife Action Plan (SWAP)

- Intact forest ecosystems.

BioMap data layers are static. They were created in 2022, replacing the older NHESP BioMap2 Core Habitat, Critical Natural Landscape, and associated components.[64]

Most of the island except for the more densely populated areas (Nantucket Town, Siaconset, Tom Nevers Road, Madakeet, Monomet and other small pockets) has been identified as Core Habitat. Critical Natural Habitats and Estimated Priority Habitats cover similar lands and extend into the marine environment as well.

Unique Geologic Features

Nantucket's unique geologic features include its beaches and sand dunes along its shores and its rolling hills and kettle holes within its interior. On the eastern side of the island Altar Rock at and Sankaty Head, the only spots on the island more than 100-feet above sea level, provide brief counterpoints to the island's lowlands.

Scenic Landscapes

Nantucket has a rich diversity of scenic landscapes that include stunning ocean views, as well as closer views of the surrounding beaches and bays, inland moors, quaint villages and striking architecture and gardens. The scenic qualities found along Polpis Lane including open farmland caused the town to grant it the special Scenic Road designation, giving protection to trees and stone walls within the road's right-of-way.

Three major areas are designated as highly scenic by the Massachusetts DEM Scenic Landscapes Inventory:

- The entire rim of Madaket Harbor and beyond including Eel Point, North Point and Jackson Point as well as Muskeget and Tuckernuck Islands;
- The entire north and east rim of Nantucket Harbor including the barrier beaches, Coskata-Coatue Wildlife Refuge; and,
- A large swath of land north of Siasconset and south of Sesachacha Pond stretching west into the Moorlands region.

Cultural, Archeological and Historic Areas

Local and National Historic Districts

In 1955, Nantucket was one of the first communities in the nation to establish a local historic district and to adopt regulations to control physical changes within it. The local historic district included Old Town and the Village of Siasconset and was (and still is) administered by the Nantucket Historic District Commission. In 1966 Nantucket's historic districts were designated one of the country's first National Historic Landmarks (NHL) by the Secretary of the Interior under new federal regulations. In 1971 the Town expanded its historic district to include the entire island as well as the island of Maskeget and Tuckernuck and in 1975 the NHL was expanded as well.[65] The Secretary of the Interior accepted the updated and additional National Historic Landmark documentation for the Nantucket Historic District in October 2012.

[64] BioMap Components | BioMap Hub (arcgis.com)
[65] Nantucket Preservation Trust, https://www.nantucketpreservation.org/

In 2021, the Town of Nantucket, Massachusetts became certified under 54 U.S.C. 3025, commonly known as Section 101(c) of the National Historic Preservation Act, and partner in the Federal Preservation Program to preserve National Historic Landmarks. [66]

National Historic Landmarks are nationally significant historic places designated by the Secretary of the Interior because they possess exceptional value or quality in illustrating and interpreting the heritage of the United States. Today, fewer than 2,500 historic places bear this national distinction.[67]

Two core historic districts remain with two smaller zoning overlays the Sconset Old Historic and residential Old Historic. Many properties on the island also have a preservation restriction.[68]

National Register of Historic Places

In addition to the Island being a National Historic District the following properties are also listed on the National Register of Historic Places:

- Brant Point Light Station
- Jethro Coffin House, also known as the "Oldest House"
- Sankaty Head Light

State Register of Historic Places

There are hundreds of State Register of Historic Places properties identified in the Massachusetts Historical Commissions data base.[69]

G. Environmental Challenges

There are several environmental challenges that are considered below to assist the Town as it moves forward to meet its Open Space and Recreation goals.

Hazardous Waste Sites

The Department of Environmental Protection (DEP), Division of Hazardous Waste, classifies oil or hazardous material disposal sites (or Chapter 21E sites) using a two-tier system. Tier 1 sites are considered to be high priority and is assigned to those sites which pose the most serious environmental risk by impacting receptors such as air and water. Tier 1 used to vary in ranking from 1A to 1D. Now Tier 1A, B, C are classified as a single category. A site is classified Tier 1D if the responsible party fails to provide a required submittal to DEP by a specified deadline. The AST Release listed the Nantucket Memorial Airport as a Tier 1 sites. The Hatch's Gas Station is listed as a Tier 1D site at 133 Orange Street. The First Winthrop Tank Farm on New Whale Street is listed as Tier 2. [70]

[66] United State Department of the Interior letter to Town of Nantucket Board of Selectmen, dated March 19, 2021

[67] National Park Service, National Historic Landmarks Program, 2020

[68] Town of Nantucket. Webpage. https://www.nantucket-ma.gov/DocumentCenter/View/11200/Historic-Districts-Map

[69] Massachusetts Historical Commission Cultural Resource Information System https://mhc-macris.net

[70] Energy and Environmental Affairs. Waste Site & Reportable Releases Data Portal. https://eeaonline.eea.state.ma.us/Portal/#!/search/wastesite/results?TownName=NANTUCKET

Gasoline filling stations and other types of service or disposal uses which may pose environmental problems are primarily considered to be non-priority sites by the DEP, or Tier This tier is the lowest priority with the DEP. While there is reason to be alert, the sites in this classification are generally disposal sites which have the least impact on the environment of all classified sites. DEP provides relatively little oversight in these cases, and the owner is responsible for cleanup and monitoring environmental hazards.

These facilities are not to be confused with EPA Tier II Reporting Sites that must submit reports to the Massachusetts Emergency Management Agency to mitigate the effects of a release or spill of hazardous materials. There are over 20 Tier II reporting sites on Nantucket.

Other sites are classified as Response Action Outcome (RAO) sites and have submitted an RAO Statement to asserts that response actions were sufficient to achieve a level of no significant risk or at least ensure that all substantial hazards were eliminated for the current land use. There are 100 RAO sites listed for Nantucket and 86 have a permanent solution and do not have an Activity and Use Limitation (AUL). AULs are legal restrictions set by the MA DEP to limit future exposure to contaminants remaining at a site. Therefore, the cleanup requirements have been satisfied but would require additional efforts if the current use changed.

LANDFILL

Waste Options Nantucket, owns and operates the composter at the Town-owned Waste Recycling and Composting Facility at 188 Madaket Road. A landfill does exist on the property but is not permitted to accept solid waste for disposal but can accept residual materials screened out of the composting process. A materials recovery facility accepts separated components and ships them to the mainland to be sold to material brokers. Glass is collected separately and is used as cover for the active landfill. The program includes a solid waste recycling and composting facility that is estimated to divert close to 80% of the island's waste from landfilling.[71] Two transfer stations that are privately owned also accept construction and demolition debris, one on the Town-owned Madaket Road site and another on a privately owned site. The Town is currently considering future options for waste management as the current contract with Waste Options is set to expire in 2025.

COASTAL EROSION AND FLOODING

Coastal erosion and flooding are inevitable for the island of Nantucket and are problems along its coastlines and south shore where the state's highest long-term average annual erosion rate of approximately 12-feet per year occurs. Both storm-driven and sunny-day flooding are causing increasing flooding.[72] The 2019 Hazard Mitigation Plan lists erosion as a major concern for southern shore with possible impact to the major erosion issues that exist in Siasconset along Baxter Road, Southwest Corridor, Sheep's Pond Road and the west facing coast in Madaket.

The Nantucket Coastal Resilience Plan ("CRP") is a crucial step in the Town of Nantucket's process of preparing for and adapting to the combined threats posed by sea level rise, coastal flooding, and coastal erosion. The CRP provides a plan for building resilience to and reducing risk from flooding and erosion along Nantucket's coastline. The process involves analysis of risk and vulnerability across the island, examination of a range of coastal resilience options, and recommendations for new policies and investments in structural, nature-based, and non-structural approaches. The CRP provides detailed implementation guidance for projects recommended for the coming 10-15 years, as well as details on longer-term adaptation pathways. Throughout the

[71] NLC News: Nantucket;s New Household Trah and Recycling Guidelines, https://www.nantucketlandcouncil.org/nlc-news-nantuckets-new-household-trash-and-recycling-guidelines/

[72] Sea Grant Woods Hole Oceanographic Institution, https://seagrant.whoi.edu/shoreline-change-and-the-importance-of-coastal-erosion/

process, the Project Team, led by the Town of Nantucket Natural Resources Department and Coastal Resilience Advisory Committee, has worked in close partnership with the Nantucket community and other groups committed to advancing coastal resilience on Nantucket. The final CRP was delivered in October 2021.

One of its key findings is the coastal hazard on Nantucket will grow over time If no flood or erosion mitigation is implemented on Nantucket.[73]

From now through 2070, 2,373 structures are at risk from flooding and erosion.

- At least 49% of at-risk buildings are historic and account for 81% of the total risk.
- From now through 2100, the following infrastructure and services may be exposed and at risk of loss of service:
    - 10 miles of public and private roadway may be out of service by 2030, 20 miles by 2050, 29 miles by 2070, and 45 miles by 2100, resulting in impaired access across the island.
    - 6 miles of public and private roadway is vulnerable to erosion by 2030, 33 miles by 2100, also resulting in impaired access across the island.
- By 2030, public roadways leading to the Steamship authority wharf could experience a frequent loss of service at mean monthly high water. By 2050, the Steamship authority wharf will be completely cut off from surrounding roadways at mean monthly high water. This poses a significant risk to access to and from the island, as well as critical supply lines.
- From now through 2100, the following open spaces and natural resources will be exposed and at risk of loss of service and/or changes to the ecosystem (Loss of service for roadways is defined as being subject to more than 6 inches of inundation, the depth of water at which it is unsafe to drive to a small passenger car):
    - 312-acres of public open space is vulnerable to erosion by 2030 and up to 1,754-acres could be vulnerable by 2100, reducing opportunities for recreation and enjoyment for the community.
    - 719-acres of priority natural communities could be impacted by mean monthly high water by 2030, 926 acres by 2050, 1,187-acres by 2070, and 1,573-acres by 2100, resulting in potential changes to these ecosystems.
    - Up to 268 additional acres of wetland resource areas compared to today may be submerged by mean monthly high water by 2030, 424 additional acres by 2050, 645 additional acres by 2070, and 1,055 additional acres by 2100. Without plans for marsh migration or other mitigation steps, these resources may be impaired or lost.

[73] Costal Resilience Plan, https://www.nantucket-ma.gov/2030/Coastal-Resilience-Plan

While erosion and flooding are necessary and natural, they do have the potential to damage coastal property and related infrastructure as well as jeopardize public safety. To address these issues the town, coastal managers, property owners, and developers must understand the magnitude and causes of erosion, and apply appropriate management techniques that will allow its beneficial functions to continue[74] including limiting development in areas that are prone to coastal erosion and flooding.

Development Impacts

Most new development has some impact on the environment, although many of these impacts can be minimized by strict enforcement of federal, state and local environmental regulations. Impacts occur during construction as vegetation is altered and topsoils are disrupted, allowing wind, rainfall and snowmelt to increase erosion and sedimentation. Ongoing major impacts are an increase in impervious areas, which can contribute to flooding, reduced groundwater recharge, and increased stormwater runoff; pollution potential from industrial processes; and loss of open space, tree canopy, and wetlands.

Sedimentation

Sedimentation alters the physical features of a water body through modifications to the basin profile which affect water depth, surface area, circulation patterns, and flow rates. These physical challenges can have a significant effect on water quality due to the alteration of the natural self-purification process. Sedimentation can cause water quality impacts from an increase in suspended matter, high turbidity, nutrient enrichment, water temperature fluctuations and reduced concentrations of dissolved oxygen. Sedimentation also changes water levels affecting natural communities as well as commercial and recreational access.

In the Town of Nantucket, harbor channels are the area's most prone to sedimentation. The shifting currents cause channels to fill in at rapid rates necessitating maintenance dredging. Currently, dredging occurs periodically at Nantucket and Madaket harbors.[75]

Ground and Surface Water Pollution

Stormwater runoff is one of the most significant threats to aquatic ecosystems in the United States. As water runs over and through the watershed, it picks up and carries contaminants and soil. If untreated, these pollutants wash directly into waterways carried by runoff from rain and snowmelt. These contaminants can infiltrate groundwater and concentrate in streams and rivers, ultimately being carried down the watershed and into the ocean.[76]

Nitrogen and phosphorus loading is the most serious threat to groundwater, drinking water supplies, coastal embayments, and ponds in the town. The principal source of nitrogen and phosphorous loading is residential development with compromised or failing septic systems and secondarily from fertilizers used on lawns, gardens, and golf courses. Storm water runoff also introduces pollutants to ground and surface water supplies and is often increased with development.

Threats to the town's ground and surface waters may be reduced by expanding the public sewer system. The public system currently exists only in the downtown core and in Siasconset, where there are also associated sewage treatment facilities. Threats can be further reduced using

[74] Massachusetts Office of Coastal Zone Management, Massachusetts Shoreline Change Fact Sheet, https://www.mass.gov/stormsmart-coasts-program

[75] Nantucket Open Space and Recreation Plan, 2007

[76] NOAA, https://www.noaa.gov/education/resource-collections/freshwater/watersheds-flooding-and-pollution

progressive stormwater management strategies on construction sites and best management practices on developed and managed sites including roadways parking lots, agricultural lands and playing fields.

Nantucket is developing a Stormwater By-Law to promote the removal of pollutants from stormwater, to encourage the recharging of stormwater, to develop methods to maintain functional operation of stormwater, to utilize best management practices, to improve stormwater quality prior to discharging to a water body, and to education property owners. The Town will also develop Regulations to provide guidance in the implementation of the Stormwater By-Law.[77]

Invasive Species

Non-native invasive plants, those that grow rapidly and are difficult to remove or control once established, are often threats to forests and wetland areas, particularly in urban and suburban areas. When invasive species take over large areas of habitat and ecological processes are changed. Often invasive species force out the native species that provide food and habitat for local fauna.

The Nantucket Invasive Plant Species Committee (IPSC), a standing committee of the Nantucket Biodiversity Initiative, is an on-island collaboration of people and organizations interested in and actively pursuing non-native invasive plant species identification, management, research, education, and eradication. The IPSC has identified the top ten highly invasive plan species of Nantucket as the following.[78]

Top Ten Highly Invasive Plan Species of Nantucket

Ornamental Invasives	
Oriental Bittersweet	Celastrus orbiculatus
Multiflora Rose	Rosa multiflora
Autumn Olive	Elaeagnus umbellate
Japanese Honeysuckle	Lonicera japonica
Purple Loosestrife	Lythrum salicaria
Japanese Black Pine	Pinus thunbergiana
Invasive Weeds	
Japanese Knotweed/Mexican Bamboo	Polygonum cuspidatum
Giant Reed	Phragmites australis
Black Swallop-wort	Cynanchum louiseae
Spotted Knapweed	Centaurea biebersteinii

Environmental Equity

Environmental equity as it relates to open space planning refers to the distribution of open spaces and the ease of access and quality of resources for different family types, income levels, and physical abilities. The location of the Environmental Justice Neighborhoods in Nantucket are mostly due to Nantucket's geologic features, the center of Nantucket has the most undeveloped area and least private conservation areas compared to the rest of the Town. However, there are a public recreational amenity in the ENJ area such as Madequecham Beach, Nantucket Elementary School Facilities, Skate Park, and the Miacomet Golf Club. As discussed in *Section 7*, this plan considers ways to reduce any inequities in access to open space amenities.

[77] Town of Nantucket, Stormwater, https://www.nantucket-ma.gov/1361/Stormwater
[78] Nantucket Biodiversity Initiative, https://www.nantucketbiodiversity.org/

SECTION 5 | INVENTORY OF LANDS OF CONSERVATION AND RECREATION INTEREST

Nantucket possesses a wide array of public and private conservation and recreation lands. Property described in this inventory falls along a continuum, from land protected by rigorous legal means; to land that could be developed, although not readily; to land that has no protection but is of interest for conservation or recreation purposes. The degree of protection is noted on the matrix at the end of this section.

WHY OPEN SPACE PLANNING IS IMPORTANT

Nantucket's natural resources and history have helped to create a distinctive landscape and a richness of culture that makes the town an attractive and interesting place to live and visit. Protection of these natural and cultural resources ensures a healthy environment that can provide safe drinking water, clean air, sustain wildlife populations and their habitats and offer a variety of outdoor recreation opportunities.

Planning for the preservation of lands and resources allows a community to undertake comprehensive analysis of conditions and identify needs before taking actions. Too often, open space protection is a reactive measure, mobilizing community funding to preserve the "last wetland" or "last farm." This method can not only be costly but can also result in disconnected fragments of conservation land. Establishing criteria for prioritizing open space parcels for protection allows the town to be strategic about which lands to acquire. Criteria should focus on developing a network of large, connected parcels of open space, which have higher ecological value, and creating recreational facilities that meet the needs of all community members.

HOW OPEN SPACE IS PROTECTED

ACQUISITION

Public open space and park lands can be acquired by several means, including outright purchase and donation of land. Public recreation and conservation lands may be permanently protected, provided they have been dedicated to such uses by deed. They may also be protected if acquired for conservation or recreation purposes, and if Community Preservation Act Funds are used in their acquisition, among other means.

Private, public, and non-profit lands that have been dedicated for conservation or recreation uses are protected under Article 97 of the Articles of Amendment to the State Constitution. In 1972, Massachusetts voters approved Article 97, which establishes that any state- or municipally-owned land taken or acquired for conservation or recreation purposes shall not be used for other purposes unless the Massachusetts legislature approves the change by a two thirds vote, among other requirements. Article 97 is intended to discourage lands acquired for these purposes from being converted to other inconsistent uses.

RESTRICTIONS

Conservation restrictions, as also called conservation easements, are voluntary, yet binding, legal agreements between a landowner and a municipality or land trust. The landowner may be offered various incentives including direct payment, estate tax and federal income tax deductions, and property tax relief to keep parcels in an undeveloped state either in perpetuity or for a specified number of years. The owner keeps ownership of the land, while the holder of the restriction promises to enforce the terms of protection. The unique features of conservation restrictions are that they leave land on the tax rolls, preserve land without public ownership, and allow, in many instances, for public access. In Massachusetts, all

conservation restrictions must be submitted according to the written procedures of and approved by the Secretary of Environmental Affairs.[79]

Other restrictions governed by Massachusetts General Laws are historic preservation restrictions, agricultural preservation restrictions, and watershed preservation restrictions. Preservation restrictions are legal agreements to preserve a structure or site for historical significance and require approval by the Massachusetts Historical Commission. An agricultural preservation restriction (APR) applies to lands in active farming or forest use and must be approved by the Commissioner of Food and Agriculture. Watershed preservation restrictions protect public water supplies and are approved by the Department of Conservation and Recreation.

STATE REGULATIONS

Portions of some parcels can be substantially protected by the state Wetlands Protection Act and the Rivers Protection Act. Land designated as Restricted Wetlands under the Coastal Wetlands Restriction Act (M.G.L. Ch.130, s.105) is also somewhat protected, assuming vigilance in monitoring. Similarly, the state's Chapter 91 can help preserve access to historic tidelands.

Moving farther along the continuum, lands under Chapter 61, while not protected, do offer the town the right of first refusal to meet a bona fide offer to buy the land or, in the case of conversion to a disqualifying use by the landowner, an option to purchase the land at full and fair market value to be determined by an impartial appraisal. Chapter 61, 61A and 61B of the General Laws of Massachusetts are tax laws that allow for significant reduction of property taxes for landowners willing to maintain their land as managed forest, agriculture, or outdoor recreation. If a landowner chooses to withdraw land from this classification, the owner must pay a penalty tax to the municipality equal to the number of years a reduced tax has been paid on the land. When the land is put up for sale, the municipality has a right of first refusal to consider whether to buy the land outright.

A. Private Parcels

CONSERVATION RESTRICTIONS / PRIVATE OPEN SPACE

CHAPTER 61 / 61A / 61B[80]

Nantucket contains both Chapter 61A (agricultural/horticultural) and 61B (private recreation) properties, but no Chapter 61 parcels (forest).

The agricultural and horticultural land classification program under Massachusetts General Laws Chapter 61A is designed to encourage the preservation of the state's valuable farmland and promote active agricultural and horticultural land use. It offers significant local tax benefits to property owners willing to make a long-term commitment to farming. In exchange for these benefits, the city or town in which the land is located is given the right to recover some of the tax benefits afforded the owner when the land is removed from classification and an option to purchase the property should the land be sold or used for any purpose other than to continue raising farm products.

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[79] A conservation restriction, formerly known as a conservation easement, is authorized by Sections 31-33 of Chapter 184 of the General Laws of the Commonwealth of Massachusetts. For more information about conservation restriction approval in Massachusetts, refer to the Massachusetts Conservation Restrictions Handbook, MA Division of Conservation Services, 2008.

[80] Chapter 61, 61A and 61B information presented in this section is from the Massachusetts Department of Revenue Division of Local Services Property Tax Bureau's "Taxpayer's Guide to Classification and Taxation of Agricultural/Horticultural Land in Massachusetts", Brochure dated October 1997.

According to the town assessor's records, 20 parcels totaling 180-acres with an assessed value of $2,437,400 are partially or completely in Chapter 61A status.

The recreational land classification program under Massachusetts General Laws Chapter 61B is designed to encourage the preservation of the Commonwealth's valuable open space and promote recreational land uses. It offers significant local tax benefits to property owners willing to make a long-term commitment to preserving land in an undeveloped condition or for use for outdoor activities. In exchange for these benefits, the city or town in which the land is located is given the right to recover some of the tax benefits afforded the owner and an option to purchase the property should the land be sold or used for any purpose other than to maintain it as open space or for recreational use.

According to the town assessor's records, seven parcels totaling 518.53-acres with an assessed value of $28,129,200.00 are partially or completely in Chapter 61B status.

MAP	PARCEL	PARCEL CUT	LOCATION	OWNERS NAME	LND USE CODE	USE
65	16		39 Bartlett Farm Rd	Bartlett Farm Llc	7120	TR CRP VEG
82	504		43 Bartlett Farm Rd	Bartlett John W Trst	7120	TR CRP VEG
82	505		45 Bartlett Farm Rd	Mioxes Farm Llc	7120	TR CRP VEG
65	37		5 Mioxes Wy	Mioxes Farm Llc	7130	Field CRPS
65	92		30 Bartlett Farm Rd	Mioxes Farm Llc	7130	Field CRPS
68	85		64 Old South Rd	Valero Warren G & Richard A Tr	7130	Field CRPS
82	506		36 Bartlett Farm Rd	Mioxes Farm Llc	7130	Field CRPS
65	20	3	207 Hummock Pond Rd	Bartlett Henry D Tr	7200	Non PROD M00
65	20	5	215 Hummock Pond Rd	Bartlett Henry D Tr	7200	Non PROD M00
66	1		124 Hummock Pond Rd	Bartlett Farm Llc	7200	Non PROD M00
66	1	1	120 Hummock Pond Rd	Bartlett Farm Llc	7200	Non PROD M00
82	9		Heller Wy	Bartlett Farm Llc	7200	Non PROD M00
48	25		100 Sankaty Rd	Sankaty Head Golf Club Inc	8050	61B Golf
48	28		125 Sankaty Rd	Sankaty Head Golf Club Inc	8050	61B Golf
48	29		Polpis Rd	Sankaty Head Golf Club Inc	8050	61B Golf
49	3		100 Sankaty Rd	Sankaty Head Golf Club Inc	8050	61B Golf
49	144		Plainfield	Sankaty Head Golf Club Inc	8050	61B Golf
49	164		100 Sankaty Rd	Sankaty Head Golf Club Inc	8050	61B Golf
49	2		100 Sankaty Rd	Sankaty Head Golf Club Inc	805C	61B Golf M94
49	163		100 Sankaty Rd	Sankaty Head Golf Club Inc	805C	61B Golf M94
50	3		250 Milestone Rd	The Nantucket Golf Club Inc	805R	61B Golf M01

GREENBELT[81]

Within the town's Country Overlay District is a designated "Greenbelt" that is intended to provide clear delineation between Town and Country. It is meant to be a "priority area" for acquisition but is nonbinding and not enforceable. [82] The greenbelt is made up of conserved land used for open space, recreation, and/or agriculture.[83] Most Greenbelt parcels have been zoned to lower density since 2002.

PRIVATE RECREATION FACILITIES

There are also some additional private and quasi-public recreational facilities that are not protected including the following:

- The Westmoor Club totaling 15.6-acres and featuring tennis, squash, croquet, and spa facilities.
- Nantucket Yacht Club totaling 0.72-acres.
- Great Harbor Yacht Club totaling 2-acres.
- Siasconset Casino Association totaling 0.46-acres.
- Hither Creek Boatyard totaling 2.78-acres.
- Nantucket Boat Basin, LLC totaling 2.54-acres.
- Strong Wings totaling 3.98-acres.
- Boys Scouts of America totaling 72-acres.
- Girls Scouts of America totaling 5.2-acres.
- The Nantucket Hotel and Resort totaling 1.10-acres.

These properties, though privately owned, do provide important quasi-public recreational resources for the town's residents and visitors and their long-term protection should be considered a high priority.

PRIVATE OPEN LANDS OF INTEREST FOR CONSERVATION OR RECREATION

There are several beach and coastal areas that are considered priorities for acquisition for purposes of access and erosion control. Some of these areas include:

- Smith Point
- Pocomo Point
- Along the southern coast near the mouths of Hummock Pond and Long Pond
- Along the eastern coast near Low Beach Road, Ocean Avenue and Quidnet Road.

There are also federally owned properties that may become available to the town which are also priority open space targets:

- F.A.A. property along Red Barn Road
- Coast Guard properties in the southeast quarter of the island (also known as Former Loran Station)

B. Public and Non-profit Parcels

The Town of Nantucket has cooperated extensively with non-profit groups to protect large conservation areas throughout the island. Nantucket can truly be seen as a model for open space and recreation planning in numerous ways, with the clear and tangible result being the cooperative protection of thousands of acres of conservation and recreation land. Public and nonprofit conservation and recreation parcels are discussed below by category.

[81] The Greenbelt was designated by an affirmative vote on Article 70 of the 2002 ATM.
[82] Nantucket Annual Town Meeting Warrant, Page 59, April 18, 2002
[83] Nantucket Comprehensive Community Plan

MUNICIPAL LAND

TOWN OF NANTUCKET

The Town of Nantucket owns 645 parcels totaling 2,221.48-acres with a total assessed value of 1,296,999,800. Please end of section 5 for a breakdown of all town-owned lands by type.

NANTUCKET COUNTY

The County of Nantucket owns 77 parcels, 58 of which are part of Esther Island/Smith's Point Reservation.

TOWN OF NANTUCKET CONSERVATION COMMISSION LANDS

Town records shows the Conservation Commission holds 6 parcels totaling 24.49-acres. There have been preliminary discussions to convey these parcels to the Land Bank for more consistent and higher quality management.

NANTUCKET ISLANDS LAND BANK COMMISSION

The Nantucket Islands Land Bank, a land conservation organization created to acquire, hold, and manage important open space resources and endangered landscapes of Nantucket Island for the use and enjoyment of the public, was the first of its kind in the nation. The program was conceived by NP&EDC, adopted by the voters of Nantucket, and established by a special act of the Massachusetts Legislature in 1983.

The Land Bank has worked to accomplish its legislated purpose by actively competing in the open market to acquire land which provides the public a wide range of opportunities. Land Bank holdings currently include beaches, wetlands, aquifer recharge areas, moorlands, heathlands, rare species habitat, ocean, pond and harbor frontage, and properties for passive and active recreation.

According to town assessor's records, the Land Bank holds, or is co-holder of 694 parcels, totaling 3,~~375~~441-acres of open space with an additional 503.4-acres permanently protected by conservation restrictions held either alone or in conjunction with the Nantucket Land Council (webpage).

Five elected Land Bank Commissioners serve without compensation administering the Land Bank Act, land acquisition, and property management. Eleven full-time year-round and two part time staff are employed by the Commission, plus three to four, full time seasonal staff.

BEACHES

Nantucket's coastline constitutes around 80 miles of beach. Of that beachfront property, the Town of Nantucket owns approximately eight miles and strives to expand the percentage of property open for public.

The One Big Beach Project, through the Select Board, seeks easements granted to the town by the private property owners in return for the management of the property by the Town of Nantucket. The public then gains another public access point to or along the water. The remaining beachfront property is divided amongst several public and private conservation entities and individual private owners. Due to the natural erosion process created by wind, water, and wave action during storm events and erosion caused by human impacts, Nantucket's beaches are ever changing. While some areas are naturally protected and can remain significantly stable over the course of 10-20 years, other areas of the island's coastlines can exhibit drastic changes over a short period of time: a year, a week, even a day.

The following list of beaches are either owned, managed, or co-managed by the town's Beach Management Program:

NORTH SHORE

- 40 Pole Beach (w/ Land Bank)
- Jetties Beach
- Dionis
- Washing Pond/Water Tower
- Steps Beach
- ~~Ladies Beach~~

EAST SHORE

- Codfish Park
- Low Beach (w/ Land Bank)
- ~~Sconset Beach~~ Great Point
- Squam
- Quidnet

SOUTH SHORE

- Fisherman's Beach
- Miacomet Beach (w/ Land Bank)
- Nobadeer Beach (w/ Airport)
- Surfside Beach
- Cisco Beach (w/Land Bank)
- ~~Dionis Beach~~ Ladies Beach
- Madequecham
- Tom Nevers

Fishermen's Beach

WEST SHORE

- Madaket Beach
- Smith's Point Shore Reservation
- Eel Point Beach (w/Conservation Foundation)

HARBOR

- Children's Beach
- Francis St. Beach
- Cathcart Beach
- Creeks Reservation
- Monomoy
- Pocomo

Nobadeer Beach

MADAKET HARBOR

- Warren's Landing (w/Conservation Foundation)

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Parks and Active Recreation Areas

The Town of Nantucket has several parks and active recreation areas located throughout the island. Town assessor's records list 17 parcels totaling 100.72-acres under park and recreation management authority, though there are undoubtedly more lands in town that are at least partially managed by the Department of Public Works.

Golf courses

There are two public golf courses in addition to two privately operated courses:

- The Sconset Golf Course (owned by Land Bank), established in 1899, is a public 9-hole course, and is one of the oldest golf courses in America. It was originally designed by John Grout and Alex Findlay. Sconset Golf Course is managed by the same company that manages the Miacomet Golf Club which is NGM, Inc.
- Miacomet Golf Club (Public owned by Land Bank), established in 1965, is a public 18- hole course, and was designed by Ralph Marble/Howard Maurer Golf Design.
- Sankaty Head Golf Club (Private), established in 1923, is a private 18-hole course and was designed by Emerson Armstrong. It co-hosted the USGA US Mid-Amateur Championship along with Miacomet Golf Course in 2021.
- Nantucket Golf Club (Private), established in 1997, is an exclusive 18- hole members-only golf course, and was designed by Rees Jones.

- HOLD FOR PADDLE CLUB

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The Nantucket Park and Recreation Department

With jurisdiction of over 135-acres of properties including Jetties Beach, Children's Beach, Francis Street Beach, Siasconset Beach, Surfside Beach, Madaket Beach, Dionis Beach, Coffin Park, the Nantucket Youth Fields, and the former U.S. Navy Base at Tom Nevers Park. A total of eleven buildings, six tennis courts, seven parking areas and three play areas are included on the properties.

Bike Trails

A description of Nantucket's bike paths is provided in Appendix A, *Maps*. Sidewalks are generally located in the commercial and residential cores of the town area. This system of sidewalks does however have significant gaps, especially within the network of sidewalks outside of the downtown core area.

Several initiatives have been underway and new bike paths have been built in recent years or are underway currently in design including a bike path from Monomoy Road to the rotary located at the end of Milestone Road. And currently in design, is the Tom Nevers Road Bike path from Milestone to Tom Nevers Beach, the SomersetWannacomet Road and the Wauwinet Road.

Schools

Schools also provide an important quasi-public recreation resource. There are five public schools in Nantucket:

- Nantucket High School
- Nantucket Elementary School
- Cyrus Pierce Middle School

- Nantucket Intermediate School
- Nantucket Community School

Each of these schools has its own recreational resources that may also serve as quasi-public facilities during nights, weekends and through programmed activities. The Nantucket Community School provides lifelong learning opportunities that include recreational facilities use. The town assessor's records do not indicate which town-owned lands are under school management.

To ensure that the most important town-owned land is protected in perpetuity for public conservation and recreation use, the town should prioritize town-owned parcels for their conservation and recreation value, regardless of category, and pursue the permanent protection of the highest priority areas through the establishment of conservation restrictions.

Public And Private Cemeteries

There are nine public cemeteries in Nantucket, that are responsible of the Town of Nantucket and are managed by the y the Nantucket Cemetery Commission in cooperation with the Department of Public Works[84]:

- Founders Burial Ground[85]
- Friends Burial Ground (Quaker Cemetery)
- Miacomet Indian Burial Ground (Native American Burial Ground)
- Quaise Asylum Burial Ground
- Historic Coloured Cemetery (Mill Hill Cemetery)
- Old North Cemetery (Gardner Burying Ground)
- New North Cemetery (extension of Old North Cemetery opened in 1820)
- Newtown Cemetery (Old South Cemetery)
- Polpis Cemetery

There are five private cemeteries in Nantucket, owned by churches and organizations:

- Prospect Hill Cemetery (extension of Unitarian Cemetery, also known as the Edward Lewis Memorial Cemetery)
- The Jewish Cemetery
- St. Mary's Cemetery
- Sconset Columbarium
- St. Paul's Memory Garden

State and Federal Lands

According to town assessor records, the state-owned lands total 90.18-acres. Five parcels containing 85.6-acres are part of the State Forest, three parcels totaling 0.8-acres are in Tom Nevers, and the remaining parcels totaling 3.78-acres are in the Smooth Hummocks in the southwest quarter of the island. Please refer to the end of this section 5 to see a breakdown of all State-owned lands.

According to town assessor, there are federally-owned lands managed by the following entities, please

[84] Genealogy Trails, Nantucket Cemeteries, http://genealogytrails.com/mass/nantucket/cemeteries.html
[85] Memorial with the names of the first settlers of Nantucket. Nantucket Historical Association is trustee of the cemetery.

refer to the end of this *Section 5* to see a breakdown of all Federal owned lands:

- U.S.F.A.A. – 98.14-acres.
- U.S. of America – 1.01-acres.
- U.S. Post Office – 0.12-acres.
- U.S. Coast Guard – 211.73-acres.

The last property listed above, shown in the assessor's records under U.S. Coast Guard ownership, is managed by the U.S. Fish and Wildlife Service, and comprises the Nantucket National Wildlife Refuge, which consists of the Northeast tip of Nantucket, known as Great Point. The 24-acre refuge was established in 1973 when the Service acquired the property under the Act Authorizing the Transfer of Certain Real Property for Wildlife or other purposes from the U.S. Coast Guard. The Refuge's establishing purpose is "its particular value in carrying out the migratory bird act."

The Refuge is open to the public for beach use, wildlife observation, fishing, environmental education and interpretation, and over-sand vehicle use. Dogs are not permitted. Access to the refuge is difficult, as there are no roads and visitors must cross about five miles of sand beach. Over sand vehicle use requires a permit from The Trustees of Reservations (TTOR) since you must cross their property to reach the refuge.

The Refuge has been managed informally by TTOR for several decades since TTOR owns the land immediately adjacent to Great Point, known as the Coskata-Coatue Refuge. Great Point is known as one of the best surfcasting locations in New England because of the rip tide which brings bluefish and striped bass to the point. The Refuge is also a destination for hundreds of visitors each year seeking to enjoy a Nantucket beach or a tour of the Great Point Lighthouse.

Natural Resources Department (NRD)

The NRD's mission is to preserve, protect or restore Nantucket's natural resources through responsible active management, research, education, and outreach to the citizens of Nantucket. Natural resources are at the core of what defines Nantucket Island. Healthy waters, conserved land, open space, protected resources and Nantucket's world class fisheries are key components to the high quality of life on Nantucket. The Natural Resources Department is comprised of several inter-related disciplines: Conservation Commission, Beach Management /Protected Species Program, Coastal Resiliency, Shellfish Management and Propagation, Water Quality, Coastal Resiliency and Natural Resources Regulatory Enforcement. In addition, the Natural Resources Department has been tasked to incorporate the Sustainability efforts of the Town within the department.

Providing open space and recreational opportunities for the citizens of Nantucket is critical to the mission of the Natural Resources Department. The department is supportive of the proposed plan but suggests as projects and initiatives are developed through the plan that environmental impacts are to be minimized. During the development phase the principles of resiliency and sustainability should be incorporated to ensure for the greatest impact while minimizing risk to the community. One example of incorporating these principles would be to include the Massachusetts Coastal Flood Risk Model (MC-FRM) directly within the Open Space and Recreation Plan to understand future flood risk in areas in which projects are being developed or existing properties are being managed.

The Conservation Commission discussed at its January 5th, 2023, meeting that prior to any transfer of their property that the Commission would like to review an inventory and inspect each site to be sure that the proper level of stewardship of these properties is developed in keeping with their charge.

Both the department and commission thank you for the opportunity to comment and look forward to working together to achieve the goals developed within the Open Space and Recreation Plan.

Non-Profit Land

Nantucket Land Council (NLC)[86]

The NLC is a 501 (c)(3) non-profit dedicated to protecting Nantucket's natural world and rural character by holding and enforcing conservation restrictions, commissioning scientific research, monitoring development proposals, engaging in legal proceedings to protect natural resources, and educating the public on local environmental issues.

Since 1974 the NLC, Inc. has preserved more than a thousand acres in the Middle Moors, Plains, Squam and Smooth Hummocks and transferred the land to the Land Bank or Nantucket Conservation Foundation to manage. It also currently holds title to 9 parcels totaling 100.82-acres.

The NLC was organized specifically to engage in the challenges which sometimes are necessary to defend open space and, while the NLC takes its ongoing, year-to-year stewardship responsibilities seriously, the

[86] *http://www.nantucketlandcouncil.org*

long-term objective after a property has been protected is to eventually transfer it to another organization for management. This allows the NLC to remain focused on its roles in advocacy, education, research, resource protection, planning and monitoring.

NLC is actively involved in the following:

- Proactive planning and participation in the island's growth and land use management issues and hearings.
- Bringing increased attention to groundwater quality through in depth research and monitoring, water protection advocacy and education.
- Review and recommendation regarding Town Meeting articles.
- Native species protection and habitat management.
- Land protection through various means, primarily through Conservation Restrictions.

The NLC also holds approximately 60 permanent conservation restrictions which protect more than 1,400-acres and have transferred hundreds of acres of land to the Land Bank and the Nantucket Conservation. To guarantee the terms of these agreements, the NLC inspects the properties on an annual basis. Careful monitoring and direct communication with owners, and especially new owners, go a long way to preventing violations. Nevertheless, a dedicated bank account which is funded solely by conservation restriction contributors has been established to pay for potential future costs, including legal defense of the restrictions themselves, should that become necessary.

Linda Loring Nature Foundation (LLNF)

The LLNF was established in 1999 by longtime resident Linda Loring as a private operating foundation in Massachusetts. The property, one of the last large private land holdings along Eel Point Road, is pristine natural habitat adjacent to the Head of Long Pond. The LNF is dedicated to being stewards of the property and fostering learning that promotes environmental literacy. Walking trails are open, environmental education programs with local schools and collaborative activities with partner organizations are taking place.[87] According to town assessor's records the LLNF, Inc. owns five parcels of 82.33-acres.

Maria Mitchell Association

The Maria Mitchell Association is a membership-supported, nonprofit organization that maintains an excellent science library, a natural science museum, a small aquarium, and two astronomical observatories. Also, it sponsors research and interpretive programs, which include nature walks, children's programs, and lectures. According to town assessor's records the Maria Mitchell Association owns seven parcels totaling 1.22-acres. It is currently planning and fundraising for a new downtown observatory at 33 Washington Street.

Massachusetts Audubon Society

Not to be confused with the National Audubon Society, this state-wide group is one of the nation's oldest and most respected conservation organizations. On Nantucket, it owns sanctuaries on Hummock Pond and Sesachacha Pond, and conducts various research projects involving Nantucket's bird, plant, and animal populations. It is a nonprofit organization supported by membership dues and donations. According to town assessor's records the Massachusetts Audubon Society owns 49 parcels totaling 975.83-acres.

Mass Audubon owns and manages two major sanctuaries on the island. Sesachacha Heathland, on the east side of the island, is comprised of 890-acres, by far the largest of its holdings. It boasts a wide diversity of species and habits including a variety of wetland types. Lost Farm is a 60-acre property abutting Hummock Pond in an old agricultural area. An additional 25-acres are managed at Smith Point.

v

The Nature Conservancy (TNC)[88]

One third of TNC's country programs are islands. Their concern or position is that fragmentation of habitat by housing development and road construction is a major threat on Martha's Vineyard and Nantucket.

On Nantucket, TNC owns, manages, and monitors the four-acres Miacomet Moors Preserve. Closed to visitors, Miacomet Moors Preserve is an unspoiled coastal heathland representing one of the rarest and most threatened ecological communities in Massachusetts including state and federally listed rare plants such as bushy rockrose. This site is also home to state listed fauna including the short-eared owl and northern harrier

Because this parcel abuts 600-acres of heathlands owned by the town and local conservation groups TNC's parcel is critical to securing the permanent protection of this rare habitat. According to town assessor's records, TNC owns four parcels totaling 64.27-acres on Nantucket and Tuckernuck.

Tuckernuck Land Trust (TLT)

The TLT was created in the summer of 1996 as a nonprofit, tax-exempt organization dedicated to conserving the extraordinary natural resources and rich rural character of Tuckernuck Island. TLT is a charitable 501(c)(3) environmental organization working to conserve the natural resources and wildlife habitat of Tuckernuck Island. According to town assessor's records, the TLT owns 7 parcels totaling 60.22-acres on Nantucket and Tuckernuck.

University of Massachusetts Nantucket Field Station[89]

The University of Massachusetts Boston's Nantucket Field Station (NFS) includes a 107-acre field site with laboratory facilities, residence space, and maintenance shop, and offices on Nantucket Harbor in the Quaise portion of the island. Established in 1963, the NFS is a member of the Organization of Biological Field Stations. The facility also includes a five-unit apartment complex near the midtown part of Nantucket called Gouin Village.

The NFS's mission is education, research, and community service in cooperation with faculty and students at the University of Massachusetts Boston, the people of Nantucket, and other educational and research organizations both on and off Nantucket. In 2004, the Nantucket Conservation Foundation (NCF) signed a purchase agreement with the Trustees of the University to purchase the field station, protecting the land and allowing UMass Boston to operate the facility in perpetuity. In this agreement, the NCF bought 110-acres of the site for $22,000,000 with payments stretched out over several years. The Town of Nantucket, in 2022, purchased the property from the University Gouin Village one parcel totaling 1.7-acres.

Nantucket Conservation Foundation (NCF)

NCF is the owner and steward of approximately 30% of Nantucket Island, much of which provides ecologically significant habitat for rare species. The NCF's mission states that one of its principal goals is to "assist in the preservation of Nantucket's character by permanently conserving, maintaining, and managing natural areas and habitats." In addition to being the island's largest landowner, the NCF employs over twenty-five scientists, land managers, and rangers who conduct scientific research on local ecosystems, provide environmental educational opportunities geared toward a variety of different ages and interests, and maintain, manage and patrol its properties.

According to town assessor's records, the NCF currently owns and manages 466 parcels totaling 8,790.23-acres on Nantucket with a combined total assessed value of almost $869,773,000.00.

[88] Information contained in this section is copied and adapted from the Nature Conservancy website,www.nature.org

[89] UMass Boston, Nantucket Field Station, http://www.umb.edu/nantucket

Madaket Conservation Land Trust (MCLT)

The MCLT was founded in 1985 to maintain the Madaket area's green belt. The developers of Tristram's Landing donated a portion of the complex to be protected as open space. The MCLT allows walking and some hunting on its properties and its beaches are open to the public.[90] According to town assessor's records, the MCLT currently owns 56 parcels totaling 65.04-acres on Nantucket.

Trustees of Reservations (TOR)

TOR owns and manages the Coskata-Coatue ("co-skate-uh co-too") Wildlife Refuge. According to town assessor's records, TOR owns seven parcels totaling 1012.88-acres on Nantucket.

The Sconset Land Trust (SLT)

SLT preserves the unique character of the east end of Nantucket Island through conservation of areas of open land and preservation of structures of historical and architectural significance in Sconset. The SLT, in partnership with the Nantucket Island Land Bank, has purchased one of the last undeveloped parcels of land more than 100-acres on Nantucket. The historic property is located at 260 and 270 Milestone Road at the entryway to the village.[91] According to town assessor's records, SLT owns 14 parcels totaling 130-acres on Nantucket.

Nantucket Historical Association (NHA)

NHA owns 18 properties that help preserve important historical resources and several that have open space value as well. For example 50 Prospect Street (0.445-acres) is the location of the Old Mill and 16 Sunset Hill Lane is home to the island's Oldest House, and a site that marks the island's first settlement on Capaum Pond Road. Nine parcels totaling 1.5-acres are vacant and provide open space to the community.

Nantucket Housing Authority

The Nantucket Housing Authority owns 13 parcels totaling 52-acres. *(See Section 3, Community Setting)*.

Gardner Farm

[90] Nantucket Land Bank, http://www.nantucketlandbank.org/AboutOtherOrgs.php
[91] Sconset Trust, http://www.sconsettrust.org

Park Managed Properties

NAME OF PARCEL	ASSESORS OWNERSHIP	STREET	ACRES	RECREATION USE TYPE	MANAGEMENT	CONDITION	RECREATION POTENTIAL	PUBLIC ACCESS	GRANT	CR STATUS
Children's Beach Playground	Town of Nantucket	Harbor View Way	2.74	Beach, Playground	Parks & Recreation	Good	Improvement of existing	✓	*	None
Quaker Burial Ground	Town of Nantucket	Quaker Road	4.70	Cemetery	Parks & Recreation			✓	*	None
Tom Nevers Park	Town of Nantucket	Tom Nevers Road	25.85	Beach, and Former	Parks & Recreation	Poor	Improvement of existing	✓	*	None
Tom Nevers Park Extension	Town of Nantucket	Tom Nevers Road	15.00	Passive	Parks & Recreation	Poor	Improvement of existing	✓	*	None
No Bottom Pond Conservation Area	Town of Nantucket	Grove Lane	11.00	Passive	Parks & Recreation	Fair	Trails	✓	*	None
Skate Park	Town of Nantucket	Backus Ln	1.00	Concrete and metal ramps	Parks & Recreation	Fair	Trails	✓	*	None
Pilot Whale Drive Conservation Area	Town of Nantucket	Backus Lane	6.86	Passive	Parks & Recreation	Good	Trails	✓	*	None
Dead Horse Valley	Town of Nantucket	Adjacent to Mill Hill Park	7.00	Trails	Parks & Recreation	Good	Trails	✓	*	None
Madaket Beach	Town of Nantucket	Alabama Avenue and Ames Street		Beach	Parks & Recreation	Good	Trails	✓	*	None
Jetties Beach	Town of Nantucket	Bathing Beach Road	27.26	Courts, Playground	Parks & Recreation	Fair	Improvement of existing	✓	*	None
Sconset Beach	Town of Nantucket	Baxter Rd	15.20	Beach	Parks & Recreation	Fair	Trails	✓	*	None
Coffin Park	Town of Nantucket	Cliff Road	8.18	Trails and wetlands	Parks & Recreation	Good	Trails	✓	*	None
Eastern Street Park	Town of Nantucket	Easto Street	0.59	Passive	Parks & Recreation	Good	Trails	✓	*	None
Hulbert Ave. & East St. Circle	Town of Nantucket	Easton Street	0.59	Passive	Parks & Recreation	Fair	Trails	✓	*	None
40th Pole	and Nantucket Islands Land Bank	Eel Point Road	20.00	Beach	Nantucket Islands Land Bank	Good	Trails	✓	*	None
Dionis Beach	Town of Nantucket	Eel Point Road	22.20	Beach	Parks & Recreation	Fair	Improvement of existing	✓	*	None
Trott's Hills	& Conservation Foundation	Eel Point Road	77.00	Trails	Foundation and Town of	Good		✓	*	None
Winter Park	Town of Nantucket	Essex Road	3.77	Playground, Fields	Parks & Recreation	Fair	Trails	✓	*	None
Esther Island	Town of Nantucket	Esther Island	32.20	Passive	Parks & Recreation	Good	Trails	✓	*	None
Lincoln Circle	Town of Nantucket	Lincoln Avenue	0.60	Passive	Parks & Recreation	Good	Trails	✓	*	None
Millbrook Woods & Heritage Orchard		Millbrook Road	200.00	Trails	Parks & Recreation	Good	Trails	✓	*	None
Monomy Creek Conservation Area	Town of Nantucket	Monomoy Creek Road	26.00	Passive	Parks & Recreation	Good	Trails	✓	*	None
Fisherman's Beach	Town of Nantucket	Nonantum Avenue	1.39	Beach	Parks & Recreation	Good	Trails	✓	*	None
Nobadeer Complex and Nantucket Racquet Sports Association	Town of Nantucket / Nantucket Islands Land Bank	Noobadeer Farm Rd	31.34	Multi-use fields	Parks & Recreation	Good	Trails	✓	*	None
Nobadeer Beach	Town of Nantucket (Airport)	Noobadeer Avenue	25.00	Beach	Parks & Recreation	Fair	Trails	✓	*	None
Mill Hill Park	Town of Nantucket	Prospect Street	6.55	Trails	Parks & Recreation	Good	Trails	✓	*	None
Consue Springs	Town of Nantucket	Union Street	0.77	Trails	Parks & Recreation	Good	Trails	✓	*	None
Goose Pond	Town of Nantucket	Washington St	4.00	Passive	Nantucket Islands Land Bank	Good	Trails	✓	*	None
Francis Street Beach	Town of Nantucket	Washington St/Francis Street	0.34	Beach	Parks & Recreation	Good	Trails	✓	*	None
Surfside Beach	Town of Nantucket	Western Avenue	2.33	Beach	Parks & Recreation	Fair	Improvement of existing	✓	*	None
Surfside Beach (Parking)	Town of Nantucket	Surfside Rd	0.42	Beach	Parks & Recreation	Fair	Improvement of existing	✓	*	None
Sheep Pond	Town of Nantucket	Sheep Pond Road	1.84	Beach/Land	Parks & Recreation	Good	Trails	✓	*	None

Park Managed Properties

NAME OF PARCEL	ASSESORS OWNERSHIP	STREET	ACRES	RECREATION USE TYPE	MANAGEMENT	CONDITION	RECREATION POTENTIAL	PUBLIC ACCESS	GRANT	CR STATUS
Sconset Bluff	Town of Nantucket	Sconset Bluff	15.20	Beach	Parks & Recreation	Good	Trails	✓	*	None
Sconset Bluff	Town of Nantucket	Sconset Bluff	44.70	Beach	Parks & Recreation	Good	Trails	✓	*	None
Codfish Beach	Town of Nantucket	Codefish Park Road	3.70	Beach	Parks & Recreation	Good	Trails	✓	*	None
Milestone Road and Delta Fields	Town of Nantucket (Airport)	Sun Island Road	105.07	Complex (2 Baseball Fields/2	Parks & Recreation	Fair	Improvement of existing	✓	*	None
Polpis Harbor	Town of Nantucket	Wauwinet Road	0.20	Passive	Parks & Recreation	Good	Trails	✓	*	None
37 PROPERTIES		TOTAL ACRES	750.59		*NOTE: Acreage does NOT reflect Open Space, only total property size					

PARC - Parkland Acquisitions and Renovations for Communities - Massachusetts Division of Conservation Services - formally Urban Self Help

LAND - Local Acquisitions for Natural Diversity - Massachusetts Division of Conservation Services - formally Self Help

OCB - Our Common Backyards - Massachusetts Division of Conservation Services

LWCF - Land and Water Conservation Fund - National Park Service

ORLP - Outdoor Recreation Legacy Partnership - part of the Land and Water Conservation Fund - National Park Service

Gateway - Gateway City Parks Program - Massachusetts Executive Office of Environmental Affairs and Energy

319 - Nonpoint Source Competitive Grant - 319 Program - Massachusetts Department of Environmental Protection

MHC - Massachusetts Historical Commission Grant Program

Trails - Recreational Trails Program Grant - Massachusetts Department of Conservation & Recreation

Recreation Use Type - Passive, Active, playground. Pool, Spray Park, Beach

* Please refer to Goal 2.2.E which establishes an action to revise and update the inventory of lands of conservation and recreation in Nantucket by ownership, including the addition of the grants used to acquired properties or completed public projects.

Cemetery Properties

NAME OF PARCEL	ASSESORS OWNERSHIP	STREET	ZONE	CR STATUS	ACRES
Founders Burial Ground	Prospect Hill Cemetery Assn	202 Cliff Rd	LUG3	None	2.10
Friends Burial Ground (Quaker Cemetery)	Town of Nantucket	Quaker Road & Madaket Roads		None	5.00
Miacomet Indian Burial Ground	Town of Nantucket	Miacomet Road	LUG3	None	1.00
Quaise Asylum Burial Ground	Town of Nantucket	Polpis Road		None	
Historic Coloured Cemetery	Town of Nantucket	7 Vesper Lane	R40	None	0.91
Old North Cemetery	Town of Nantucket	26 New Lane	R40	None	2.11
New North Cemetery	Town of Nantucket	27 New Lane	R40	None	2.35
Newtown Cemetery	Town of Nantucket	46 Sparks Avenue	R40	None	3.33
Polpis Cemetery	Nantucket Historical Association	268 Polpis Road	LUG3	None	0.57
Prospect Hill Cemetery	Prospect Hill Cemetery Assn	Hummock Pond Rd	R40	None	22.09
Jewish Cemetery	Prospect Hill Cemetery Assn	Somerset Road	R40	None	3.89
St. Mary Roman Catholic Cemetery	Catholic Cemetery	Vesper Lane	R40	None	11.43
Sconset Columbarium	Union Chapel	18 New Sias Street	SOH	None	0.22
St. Paul's Memory Garden	St Paul's Episcopal Church	20 Fair Street	ROH	None	0.12
14 PROPERTIES	*NOTE: Acreage does NOT reflect Open Space, only total property size		TOTAL ACRES		55.12

State Properties

NAME OF PARCEL	ASSESORS OWNERSHIP	STREET	USE	CR STATUS	ACRES
Great Point	U S COAST GUARD	Great Point	Passive	None	12.4
Brant Point Light	U S COAST GUARD	2A Eastons Street	Passive	None	3.3
Low Beach Road	U S COAST GUARD	75 Low Beach Road	Beach		113.20
Bayberry Street	U S REIF MARINE NANTUCKET FEE LLC	Orange Street	Passive	None	N/A
Nantucket State Forest	Commonwealth of Massachussets	Old South Road	Passive	Yes	70.0
5 PROPERTIES	*NOTE: Acreage does NOT reflect Open Space, only total property size		TOTAL ACRES*		198.90

Private Properties

NAME OF PARCEL	ASSESORS OWNERSHIP	STREET	USE	CR STATUS	ACRES	ZONE
Madaket	Wallace Gail	353 Madaket Road	Beach	None	1.26	
30 New Hampshire Av	Pierson James W & Nancy H	30 New Hampshire Av	Beach		0.46	
Bayberry Farm	Bayberry Farm LLC	3 Polpis Street	Passive	None	24.3	
Bistro	Debenedicts Danielle TR	Ocean Avenue	Active		0.73	LUG3
Goose Pond	Charder Barbara Ann	Union Street	Passive	None	0.1	
Great Harbor Yacht Club	Great Harbor Yacht Club INC	Nobadeer Farm Road	Tennis Courts	None	3.0	R40
Greenbelt	Lindsay Karyn TR TAL	3 Baltimore St	Passive	None	7.2	
Head of Plains	Capital Property Investment LLC	Red Barn Road	Beach	None	3.80	LUG2
Hoicks Hollow Rd	Greenhill Robert F & Raymond M TRS	Hoicks Hollow Rd	Active	None	52.6	LUG3
Long Pond Area	Capital Property Investment LLC	49 Red Barn Rd	Passive	None	3.5	
Low Beach Road	-	Low Beach Road	Beach	Consideration		
Madaket Marine	Madaket	20 North Cambridge Street	Water Access	None	0.5	
Nanatucket Golf Club	The Nantucket Golf Club Inc	Milestone Road	Golf	None	250.27	LUG3
Nantucket Boat Basin	LLC	1 Swains Wharf	Water Access	None	2.5	
Nantucket Golf Club	Sankaty Head GOLF Club INC	100 Sankaty Road	Golf	None	250.3	
Nantucket Yacht Club	Nantucket Yacht Club	5 Beach Street	Facilities	None	1.5	CDT
Nantucket Yacht Club	Nantucket Yacht Club	5 Beach Street	Facilities	None	0.6	CDT
Nantucket Yacht Club	Nantucket Yacht Club	1 S Beach Street	Facilities	None	0.9	CDT
Nantucket Yacht Club	Nantucket Yacht Club	1 S Beach Street	Facilities	None	1.1	CDT
Narrow Creek Pond	Esther Island Realty LLC	Esther Island	Passive		13.78	
Naushop Homeowners Association	Naushop Homeowners Trust	Kittiwake Lane	Tennis Courts		0.96	R5
Nonantum Av	25 Nonantum LLC	Nonantum Av	Beach	None	2.04	R20
Nonantum Av	Schwartz Gerarl W Trust	Nonantum Av	Beach	None	5.37	R20
Ocean Avenue	-	Ocean Avenue	Passive	Consideration		
Quidnet Road	-	Quidnet Road	Passive	Consideration		
Rear Woodbury Lane	Rear Woodbury Lane Association	Rear Woodbury Lane	Passive	None	2.0	
Sankaty Head Golf Club	Sankata Head Golf Club INC	Sankaty Road	Golf	None	5.0	LUG3
Sankaty Head Golf Club	Sankata Head Golf Club INC	Sankaty Road	Golf	None	65.30	LUG3
Sankaty Head Golf Club	Sankata Head Golf Club INC	Sankaty Road	Golf	None	126.69	LUG3
Sankaty Head Golf Club	Sankata Head Golf Club INC	Sankaty Road	Golf	None	51.90	LUG3
Sheep Pond Rd	Brian Cheswick	Sheep Pond Rd	Beach	None	1.50	LUG3
Sheep Pond Rd	Burns Michael	Sheep Pond Rd	Beach	None	1.32	LUG3
Sheep Pond Rd	Cenava Edmund & Maria	Sheep Pond Rd	Beach	None	2.80	LUG2
Sheep Pond Rd	Fogg Lyman B & Sally E Trust	Sheep Pond Rd	Beach	None	1.34	LUG3
Sheep Pond Rd	Miller Edwards S Trust	Sheep Pond Rd	Beach	None	0.88	LUG3
Sheep Pond Rd	Nantucket Beach Fnd INC	Sheep Pond Rd	Beach	None	0.34	LUG3
Sheep Pond Rd	Nantucket Beach Fnd INC	Sheep Pond Rd	Beach	None	1.34	LUG3
Sheep Pond Rd	Ratner Ian M	Sheep Pond Rd	Beach	None	0.12	LUG3
Sheep Pond Rd	Wyland James H	Sheep Pond Rd	Beach	None	1.21	LUG3
Siasconset Casino Association	Siasconset Casino Association	New Sias	Facilities		2.09	VN
Siasconset Casino Association	Siasconset Casino Association	New Sias	Facilities		0.50	VN
Squam Road	Zabar ELI	47 Squam Rd	Passive	None	1.2	
Strong Wings	Strong Wings	15 Nbadeer Farm Road	Passive	None	4.0	
The Westmoor Club	Westmoor Club LLC	Westmoor Farm Road	Facilities	None	15.6	
Tom Nevers Beach Section	14 New South Road LLC	New South Road	Beach	None	43.33	LUG3
Tom Nevers Beach Section	Bat Cave LLC	New South Road	Beach	None	6.57	LUG3
Tom Nevers Beach Section	Deluze Gonzague Etal	New South Road	Beach	None	10.40	LUG3
Tom Nevers Beach Section	New South Property Investment LLC	New South Road	Beach	None	20.81	LUG3
Tom Nevers Beach Section	CallahanRonin S & Raymond J JR	Tom Nevers Road	Beach	None	4.98	LUG3
Tom Nevers Beach Section	Fulop Ric & Jane Chen	Tom Nevers Road	Beach	None	3.08	LUG3
Tom Nevers Beach Section	Lewis Steven & Majorie E	Tom Nevers Road	Beach	None	3.05	LUG3
Tom Nevers Beach Section	Sea & Sky LLC	Tom Nevers Road	Beach	None	3.22	LUG3
Western Av	Reisman Heather M	Western Av	Beach	None	0.45	R20
Woodbine Street	Tucket LLC	Woodbine Street	Beach	None	3.26	R20
54 PRIVATE PROPERTIES	**NOTE:** Acreage does NOT reflect Open Space, only total property size		TOTAL ACRES		1011.05	

Nantucket Conservation Foundation Properties					
NAME OF PARCEL	ASSESORS OWNERSHIP	STREET	CR STATUS	Acreage	Use
Altar Rock	Nantucket Conservation Foundation	Altar Rock Road	-	18.40	trails
Andrews Long Waters	Nantucket Conservation Foundation	Bayberry Ct	-	12.50	trails
Blue Heron	Nantucket Conservation Foundation	9 Blue Heron Way	-	35.91	trails
Brant Point	Nantucket Conservation Foundation	39 Eastons Street	-	5.11	trails
Brook Chase Property	Nantucket Conservation Foundation	Russels Way	-	64.00	trails
Capqum Pond	Nantucket Conservation Foundation	Public Way	-	13.60	trails
Cisco	Nantucket Conservation Foundation	Hymmund Pond Road	-	21.40	trails
Cliff Road	Nantucket Conservation Foundation	157 Cliff Road	-	70.60	Beach, Trails
Cliff Road	Nantucket Conservation Foundation	Cliff Road	CR	6.60	Trails
Coatue	Nantucket Conservation Foundation	Wauwinet Road	-	391.60	trails
Eel Point	Nantucket Conservation Foundation	Eel Point Road	-	119.20	trails
Eel Point - East	Nantucket Conservation Foundation	Eel Point Road	-	4.10	trails
Goose Pond	Nantucket Conservation Foundation	Union Street	-	0.11	trails
Gosnold Conservation Area	Nantucket Conservation Foundation	13 Gosnold Road	-	8.04	trails
Grove Lane	Nantucket Conservation Foundation	Grove Lane	-	2.20	trails
Head of Hummock Pond	Nantucket Conservation Foundation	Northern Loop	-	1.80	trails
Head of the Plains	the Nantucket Islands Land Bank	Head of Plains Road	-	57.18	Beach/Land
Sheep Pond Road	Nantucket Conservation Foundation	2 Sheep Pond Road	-	2.80	Beach
Hither Creek	Nantucket Conservation Foundation	Massachussets Avenue	-	25.00	trails
Hummock Pond	Nantucket Conservation Foundation	Hummuck Road	-	18.11	trails
Larsen Park	Nantucket Conservation Foundation	Broadway Road	-	1.20	trails
Lavendar Lane	Nantucket Conservation Foundation	16 Lavendar Lane	-	5.00	trails
Little Neck	Nantucket Conservation Foundation	Madaket Marine Boatyard	-	23.10	trails
Long Pond	Nantucket Conservation Foundation	Long Ponnd Drive	-	3.10	trails
Madaket Road	Nantucket Conservation Foundation	Madaket Road	-	213.10	trails
Madequecham Valley	Nantucket Conservation Foundation	Madequecham Valley Road	-	524.10	trails
Masquetuck	Nantucket Conservation Foundation	Quaise Pasture Road	-	5.60	trails
Medouie Marsh	Nantucket Conservation Foundation	Medouie Creek Road	-	12.90	trails
Middle Moors	Nantucket Conservation Foundation	Milestone Road	-	2,288.30	trails
Milestone Cranberry Bog	Nantucket Conservation Foundation	Milestone Road	-	34.00	trails
Milestone Road	Nantucket Conservation Foundation	Milestone Road	-	12.50	trails
Milestone Road	Nantucket Conservation Foundation	Milestone Road	-	29.90	trails
Monomoy	Nantucket Conservation Foundation	Monomey Road	-	4.90	trails
Moors End Farm	Nantucket Conservation Foundation	Polpis Road	APR	18.80	trails
Noorwood Farm	Nantucket Conservation Foundation	Noorwood Road	-	143.90	trails
North Avenue	Nantucket Conservation Foundation	North Avenue	-	0.40	trails
North Beach Street	Nantucket Conservation Foundation	North Beach Street	-	0.90	trails
North Pasture Lane	Nantucket Conservation Foundation	North Pasture Lane	-	0.70	trails
Orange Street	Nantucket Conservation Foundation	Orange Street	-	0.10	trails
Pest House Pond	Nantucket Conservation Foundation	Shimmo Pond Road	-	4.60	trails
Philips Run	Nantucket Conservation Foundation	299 Milestone Road	-	252.00	trails
Pocomo Meadow & Medouie Marsh	Nantucket Conservation Foundation	Pocomo Road	CR	189.00	trails
Pocomo Road	Nantucket Conservation Foundation	Pocomo Road	-	23.60	trails
Polpis Harbor	Nantucket Conservation Foundation	Polpis Road	-	18.20	trails
Polpis Road	Nantucket Conservation Foundation	Polpis Road	-	46.20	trails
Polpis Road	Nantucket Conservation Foundation	Polpis Road	-	10.10	trails
Quaise	Nantucket Conservation Foundation	Quaise Road	-	31.00	trails
Quidnet Road	Nantucket Conservation Foundation	Quidnet Road	-	12.80	trails
Ram Pasture & The Woods	Nantucket Conservation Foundation	Ram Pasture Road	-	652.10	trails
Ram's Head	Nantucket Conservation Foundation	Ram Pasture Road		26.00	trails

Nantucket Conservation Foundation Properties

NAME OF PARCEL	ASSESORS OWNERSHIP	STREET	CR STATUS	Acreage	Use
Sanford Meadows	Nantucket Conservation Foundation	Madaket Road	-	2.71	trails
Saul's Hills	Nantucket Conservation Foundation	Bernard Valley Road	CR	3.00	trails
Saul's Hills	Nantucket Conservation Foundation	Bernard Valley Road	-	76.90	trails
Shawkemo	Nantucket Conservation Foundation	Shawkemo Road	-	98.80	trails
Shimo	Nantucket Conservation Foundation	Middle Valley Road	-	2.40	trails
Smooth Hummucks	Nantucket Conservation Foundation	Mattapoisett Road	-	24.30	trails
South Pasture	Nantucket Conservation Foundation	South Pasture Lane	-	614.40	trails
Squam Farm	Nantucket Conservation Foundation	Wauwinet Rd	CR	4.20	trails
Squam Farm	Nantucket Conservation Foundation	Wauwinet Rd	-	158.00	trails
Squam Swamp	Nantucket Conservation Foundation	81 Wauwinet Rd	-	362.90	trails
Sturgis Pines	Nantucket Conservation Foundation	20 Scotts Way	-	10.00	trails
Surfside	Nantucket Conservation Foundation	Nonantum Avenue	-	1.10	trails
The Creeks	Nantucket Conservation Foundation	Monomoy Creek Road	-	7.80	trails
The Haulover	Nantucket Conservation Foundation	Wauwinet Road	-	234.95	trails
Toms Nevers Beach	Nantucket Conservation Foundation	New South Road	-	5.44	Beach/Land
Toms Nevers Beach	Nantucket Conservation Foundation	New South Road	-	21.69	Beach/Land
Toms Nevers Beach	Nantucket Conservation Foundation	4 New South Road	-	9.80	Beach/Land
Toms Nevers Beach	Nantucket Conservation Foundation	New South Road	-	513.00	Beach/Land
Toms Nevers Beach	Nantucket Conservation Foundation	Surfside	-	91.80	Beach/Land
Toupchue Valley	Nantucket Conservation Foundation	New South Road	-	9.00	trails
Trotts Hills Conservation Area	Nantucket Conservation Foundation	88 Eedl Point Road	-	7.00	trails
University of Massachussets Nantucket Field Station	Nantucket Conservation Foundation	Polpis Road	-	110.00	trails
Warren's Landing	Nantucket Conservation Foundation	Eel Point Road	-	19.60	trails
Washing Pond Road	Nantucket Conservation Foundation	Washing Pond Road	CR	5.00	trails
Wauwinet Gatehouse	Nantucket Conservation Foundation	107 Wauwinet Rd	-	0.20	trails
West Chester Street	Nantucket Conservation Foundation	West Chester Street	-	6.10	trails
Windswept Cranberry Bog	Nantucket Conservation Foundation	Polpis Road	-	236.40	trails
77 PROPERTY	**NOTE:** Acreage does NOT reflect Open Space, only total property size		APPROX. TOTAL ACRES		8,102.85

*CR-Conservation Restriction

*APR-Agicultural Preservation Restriction

Nantucket Islands Bank Comission Properties					
NAME OF PARCEL	ASSESORS OWNERSHIP	STREET	CR STATUS	ACRES	Use
40th Pole	Nantucket Islands Land Bank and Town of Nantucket	Eel Point Road	None	20.0	Beach
Backus Lane Conservation Area	Nantucket Islands Land Bank	Rear Backus Lane	None	4.8	trails
Burchell Fram	Nantucket Islands Land Bank	28 West Miacomet Road	None	71.0	trails
Cisco Beach	Nantucket Islands Land Bank	Smooth Hummucks	None	60.0	Surf Beach
Codfish Park Playground	Nantucket Islands Land Bank	Codfish Park Road	None	0.5	Beach, Playground
Creeks Preseve	Nantucket Islands Land Bank	Millestone Road	None	8.0	trails
Fishers Landing	Nantucket Islands Land Bank	155 Eel Point Road	None	33.5	trails
Gardner Farm	Nantucket Islands Land Bank	Hummock Pond Road	None	41.0	trails
Goose Pond	Nantucket Islands Land Bank	Washington St	None	23.2	trails
Gosnold Conservation Area	Nantucket Islands Land Bank	15 Gosnold Road	None	2.4	trails
Head of the Plains	Nantucket Conservation Foundation and the Nantucket Islands Land Bank	Head of Plains Road	None	750.0	trails
Hinsdale Park	Nantucket Islands Land Bank	Old South Road	None	1.8	Trails, Outdoor Play and Fitness
Holdate Trails	Nantucket Islands Land Bank	31R Milestone Road	None	85.2	trails
Holly Farm	Nantucket Islands Land Bank	Polpis Harbor Road	None	2.7	Trails and water Access
Kings Way Conservation Area	Nantucket Islands Land Bank	Kings Way	None	3.8	trails
Ladies Beach	Nantucket Islands Land Bank	Bartlem FarmRoad	None	2.0	Beach
Land Bank Dog Park	Nantucket Islands Land Bank	5 Miacomet Road	None	2.0	Passive
Lily Pond Park	Nantucket Islands Land Bank	17 North Liberty Street	None	5.6	trails
Long Pond Landing	Nantucket Islands Land Bank	48 South Cambridge Street	None	700.0	trails
Low Beach	Nantucket Islands Land Bank	10 Low Beach Rd	None	18.3	Beach
Madequecham Beach	Nantucket Islands Land Bank	Madequecham Valley Road	None	53.0	trails
Massasoit Bridge Road Conservation Area	Nantucket Islands Land Bank	Massasoit Bridge Road	None	100.0	trails
Maxcy Pond	Nantucket Islands Land Bank	212 Cliff Road	None	7.3	Passive, Kayaking, fishing, picnic area, water access
Miacomet Golf Course	Nantucket Islands Land Bank	70 Bartlem Rd	None	138.6	Golf Course
Miacomet Park	Nantucket Islands Land Bank	Miacomet Flume	None	4.0	trails
Miacomet Pond Trail	Nantucket Islands Land Bank	81 Miacomet Rd	None	12.0	trails
Miacomet Road Conservation Area	Nantucket Islands Land Bank	70 Miacomet Rd	None	33.2	trails
Nobadeer Recreation Facility	Nantucket Islands Land Bank & Town of Nantucket (Airport)	Nobadeer Farm Road	None	31.0	Multiplayer fields (1 syntheticturf and 2 natural turf) & Tennis courts
Old Sconset Golf Course	Nantucket Islands Land Bank	260 Milestone Road	None	71.9	Golf Course
Reedy Pond	Nantucket Islands Land Bank	Smooth Hummocks	None	5.1	trails
Reyes Pond	Nantucket Islands Land Bank	231 Polpis Road	None	1.3	trails
Sanford Meadows	Nantucket Conservation Foundation and the Nantucket	Madaket Road	None	2.7	trails
Sesachacha Heathlands Wildlife Sanctuary	Nantucket Islands Land Bank	10 Hoicks Hollow Rd	None	0.7	trails
Shawkemo Highlands	Nantucket Islands Land Bank	Polpis Road	None	50.0	trails
Sheep Commons	Nantucket Islands Land Bank	40 Milestone Road	None	200.0	trails
Smooth Hummocks Coastal Preserve	Nantucket Islands Land Bank	Mizzenmast Road	None	200.0	trails
Settle'rs Landing	Nantucket Islands Land Bank	North Cambridge Street		2.6	Passive
South Pasture Conservation Area	Nantucket Islands Land Bank	15 S Shorew Rd	None	513.0	trails
South Shore Road Conservation Area	Nantucket Islands Land Bank	15 S Shorew Rd	None	7.0	trails

Nantucket Islands Bank Comission Properties

NAME OF PARCEL	ASSESORS OWNERSHIP	STREET	CR STATUS	ACRES	Use
Surfside Beach (Western Ave, Stones and Footsteps)	Nantucket Islands Land Bank	8 Western Av	None	0.5	Beach
Surfside Beach (Western Ave, Stones and Footsteps)	Nantucket Islands Land Bank	8 Western Av	None	0.2	Beach
Chicago Street	Nantucket Islands Land Bank/Town of Nantucket	7 Chicago St	None	1.3	Beach
Trott's Hills	Nantucket Islands Land Bank and Town of Nantucket	Eel Point Road	None	95.0	trails
Tom Nevers Beach	Nantucket Islands Land Bank	New South Rd	None	7.3	
Vesper Lane Conservation Area	Nantucket Islands Land Bank	9 Vesper Lane	None	2.1	trails
Western Avenue Conservation Area	Nantucket Islands Land Bank	40 Western Av	None	8.5	Beach
46 PROPERTIES	***NOTE:** Acreage does NOT reflect Open Space, only total		TOTAL ACRES	3,383.84	

Madaket Conservation Land Trust Properties

NAME OF PARCEL	ASSESORS OWNERSHIP	STREET	CR STATUS	ACRES	USE
Baltimore Street	Madaket Conservation Land Trust	4 Baltimore Street	None	3.50	Passive
Starbuck Road	Madaket Conservation Land Trust	Starbuck Road	None	6.60	Passive
Starbuck Road	Madaket Conservation Land Trust	Minnesota Av	None	0.46	Passive
Starbuck Road	Madaket Conservation Land Trust	Chicago St	None	3.20	Passive
Columbus Av	Madaket Conservation Land Trust	Columbus Av	None	2.10	Passive
Chicago Street	Madaket Conservation Land Trust	8 Chicago Street	None	1.90	Beach
Chicago Street	Madaket Conservation Land Trust	10 Chicago Street	None	3.20	Beach
Baltimore Street	Madaket Conservation Land Trust	4 Baltimore Street	None	3.50	Beach
N Carolina Avenue	Madaket Conservation Land Trust	N Carolina Avenue	None	1.86	Passive
Columbus Avenue	Madaket Conservation Land Trust	Columbus Avenue	None	5.72	Passive
Milan Avenue	Madaket Conservation Land Trust	Milan Avenue	None	7.10	Passive
	***NOTE:** Acreage does NOT reflect Open Space, only total property size			39.14	

Other Conservations/Trust Properties

NAME OF PARCEL	MANAGEMENT	STREET	CR STATUS	ACRES	USE
Loring Linda Nature Foundation	Loring Linda Nature Foundation	Eel Point Road	None	78.24	Passive
Eel Point	Loring Linda	Eel Point Road	None	186.6	Passive
Dionis Beach Road Conservation Area	Dionis Beach Road Conservation Area	9 Dionis Beach Road	None	3.55	Passive
Tuckernut Conservation Area	The Nature Conservancy	Tuckernut Island	None	31.17	Passive
2PROPERTIES	***NOTE:** Acreage does NOT reflect Open Space, only total property size		TOTAL ACRES	299.56	

Mass Audubon Society Properties

NAME OF PARCEL	ASSESORS OWNERSHIP	STREET	CR STATUS	ACRES	USE
Sanctuary	Massachussets Audubon Society	Polpis Road	None	376.1	Trails
Sesachacha Pond	Massachussets Audubon Society	Polpis Road	None	133.2	Passive
Smith's Point Shore Reservation	Massachussets Audubon Society	Massachussets Ave.	None	19.20	Trails
Saul's Hills	Massachussets Audubon Society	Saul's Hills	None	104.95	Trails
Smiths Point	Massachussets Audubon Society	California Avenue	None	2.10	Beach
Polpis Road	Massachussets Audubon Society	Polpis Road	None	122.10	Trails
	*NOTE: Acreage does NOT reflect Open Space, only total property size			757.65	

The Trustees of Reservations Properties

NAME OF PARCEL	ASSESORS OWNERSHIP	STREET	CR STATUS	ACRES	USE
Coskata -Coute Wildlife Refuge	Trustees of Reservations	Coskata Road	None	580.00	Passive
Great Point	Trustees of Reservations	Great Point	None	160.00	Passive
	*NOTE: Acreage does NOT reflect Open Space, only total property size			740.00	

Nantucket Land Council Properties

NAME OF PARCEL	ASSESORS OWNERSHIP	STREET	CR STATUS	ACRES	USE
Tuckernuck Island	Nanctucket Land Council	Tuckernuck Island	None	3.36	Passive
Bartett's Farm	Nanctucket Land Council	Bartett Road	None	10.00	Agricultural
Bartett's Ocean View Farm	Nanctucket Land Council	Bartett Road	None	98.00	Passive
	*NOTE: Acreage does NOT reflect Open Space, only total property size			111.36	

Boy Scouts of America Properties

NAME OF PARCEL	ASSESORS OWNERSHIP	STREET	CR STATUS	ACRES	USE
Boys Scouts of America	Boys Scouts of America	Camp Richards	None	72.0	Passive
Girls Scouts of America	Boys Scouts of America	45 Polpis Road	None	26.0	Passive
	*NOTE: Acreage does NOT reflect Open Space, only total property size			98.00	

Sconset Trust , Inc. Properties

NAME OF PARCEL	ASSESORS OWNERSHIP	STREET	CR STATUS	ACRES	ZONE
Sankaty Head Light	Sconset Trust INC	122 Baxter Rd	None	9.20	LUG3
Sankaty Head Light	Sconset Trust INC	119 Baxter Rd	None	0.32	LUG3
Baxter Road	Sconset Trust INC	119 Baxter Road	None	0.32	Beach
Burnell Street Conservation Area	Sconset Trust INC	20 Burnell Street	None	11.98	Passive
Sankaty Road	Sconset Trust INC	79 Sankaty Road	None	6.33	Passive
Ruddick Commons Conservation Area	Sconset Trust INC	270 Milestone Road	None	44.42	Passive
Low Beach Road	Sconset Trust INC	Low Beach Road	None	21.23	Passive
Burnell Street	Sconset Trust INC	Burnell Street	None	9.05	Passive
	*NOTE: Acreage does NOT reflect Open Space, only total property size			102.85	

SECTION 6 | COMMUNITY VISION

A. Description of Progress

The planning process for establishing a community vision, updating the open space and recreation goals, and identifying potential implementation actions was led by the PLUS Office in coordination with the Open Space Committee (OSC) that included Director of Planning, Director of Department of Public Works, Natural Resource Director for the Town of Nantucket, Director of the Nantucket Land Bank and the chairman of the Roads and Right-of-Way Committee.

Visioning was initiated with a Community Survey designed to collect opinions and ideas from community members with both directed and open-ended questions about open space and recreational resources, challenges, and opportunities.

Consultants collected information and solicited input from schools and town organizations that provide sports and recreational services to Nantucket residents to help determine level of use and potential areas of need. Information and ideas from town departments, boards and committees provided information on existing conditions and town programs and initiatives and helped identify relevant and viable implementation strategies.

A public forum was hosted by the OSC to share findings and gather input and feedback from community members. Participants were presented with information and data and were asked to help evaluate the plan's evolving goals, objectives, and recommendations. The input collected has helped formulate the goals and recommendations of this plan.

Drafts of the plan were presented and reviewed with the town's departments, boards and committees to assure that goals and recommendations reflect the community's desires and are compatible with local capacity.

It should be noted that the development of this OSRP was accomplished over multiple years in the 2014-15 and 2019-2~~2~~3 timeframes respectively. Most recently, additional meaningful input has been provided as part of several important, and highly relatable processes including an extensive online survey in compiling public input associated with expanding the town's bike/multi-use trail system, natural resource inventory, and improving both active and passive recreational facilities and opportunities at parks and other town-owned properties. The Town has received strong interest and support for the development of indoor recreation.

It should be noted that the onset of the COVID-19 pandemic in March 2020-2022 impacted dramatically the progress of the Open Space and Recreation Plan. In general, many work tasks were delayed including the park and open space inventories, ADA assessments and the second round of public engagement sessions and certain other stakeholder meetings shifted to a virtual format from a typical face to face format.

B. Statement of Open Space and Recreation Goals

Nantucket's vision for open space and recreation embraces four key concepts:

1. Water and Beaches

Water and beaches are defining elements of Nantucket and are the community's most treasured resources. The island's harbor waters, and its beaches are the foundation of Nantucket's tourism-based economy and islanders' way of life. Other surface waters, the islands ponds, streams, springs, marshes, bogs, and other wetlands, are not only critical habitats they contribute to the local economy by supporting cranberry and fisheries production, as well as recreation. The island's groundwater may be the most guarded resource, as it is the only potable water source available.

2. *WILDLIFE AND HABITAT*

Nantucket's natural and managed conservation areas support biodiversity, providing habitat for common and endangered, rare, and threatened species. Protected areas already include hundreds of acres of unique heathlands, sandplain grasslands, and barrens as well as coastal environments, streams, and wetlands. They also contribute to the local and regional fisheries and tourism economy. Adding to, studying, and managing these protected environments and their inhabitants will improve their chance for success and survival.

3. *RECREATION*

By providing land for trails, parks, and playing fields, ~~and~~ supporting winter recreation, and resource-based recreation, the vision responds to the recreational needs and interests identified by the community, including the creation of an indoor recreational facility. Trails, parks, fields, and community centers encourage invigorating and healthful recreational activities and foster social interaction and human connection. Trails in conservation areas, and beaches bring residents and visitors face-to-face with the island's natural heritage.

4. *SENSE OF PLACE*

Nantucket's unique character results from the interplay of historic settlement patterns and architecture with distinctive natural features. While the entire island is a historic district, and an extensive amount of land is preserved and managed, continuing efforts are required to sustain a sense of place:

- Continue to preserve and manage open space to protect the environment and provide opportunities within developed areas for both active and passive activities.
- Provide present and future residents of Nantucket with the opportunity to enjoy the recreational, open space and natural resources of the island. Make facilities and amenities that support this reflection of Nantucket's residents and their preferences and passions.
- Increase the connectivity between the island's natural and social systems to increase access, build capacity, and heighten awareness of available resources.
- Protect the unique appearance of the natural and built environment and the ability to access beaches, harbors, ponds, and open spaces to preserve Nantucket's connection to its maritime and natural heritage.
- Develop pocket parks and playgrounds to provide for area needs and to enhance and define the character and setting of individual neighborhoods.
- Connect open space properties to historical events such as providing a setting for historic properties or marking the route of the Nantucket railroad as examples.

SECTION 7 | ANALYSIS OF NEEDS

A. Summary of Resource Protection Needs

The principal resource protection needs of Nantucket as identified by the Environmental Inventory and Analysis and by community residents focus on water resources, and include habitat and species protection, beaches, and landscape character.

Water Resources

Water resource protection stood out as a top priority among respondents completing the June 2022 Open Space and Recreation Community Survey when asked about natural resource protection. Concerns ranged from residential use of fertilizers and pesticides to septic system maintenance, to pollution of the harbor and marshes by boats and runoff. Eighty-nine percent of respondents ranked protecting the town's groundwater resources as the first (70%) or second (19%) highest priority on a scale from one to five.

Nitrogen and phosphorous loading are serious threats to groundwater, drinking water supplies, coastal embankments, and ponds in the town. Sources of nitrogen and phosphorous loading include natural processes as well as failing septic systems and fertilizers used on lawns, gardens, and golf courses. Storm water runoff also introduces pollutants to ground and surface water supplies and is dramatically increased with development. Strategies for protecting the town's water resources could include increasing vegetated cover to reduce stormwater runoff and expanding the public sewer system to reduce impacts from septic system failures. Nantucket should also continue to require progressive stormwater management strategies on construction sites and best management practices on developed and managed sites including roadways parking lots, golf courses, agricultural lands and playing fields.

Erosion and flooding from coastal storms are natural processes that impact the entire perimeter of Nantucket as well as some inlands along streams, ponds and wetlands and are particularly drastic along the island's west and south shores. Flooding and storms are a growing sever challenge in Nantucket. The eastern shore of Sconset has become impacted, especially the steep bank running parallel to Baxter Road. Nantucket does have a Natural Hazard Mitigation Plan though many floodplain areas are within conservation areas providing varying degrees of protection against development. Limiting development in areas that are prone to coastal erosion and flooding is a challenge and an opportunity. The town should also implement low density zoning in these areas where possible.

Wildlife and Habitats

Habitat and species protection are also prime areas of concern for residents and the island's conservation organizations. 85% of community survey respondents ranked protecting the town's natural resources and wildlife habitat as the first (58%) or second (27%) highest priority. Stakeholder interviews stressed importance of managing lands to preserve wildlife and habitats and to increase knowledge about, interest in, and respect for these unique resources.

Nantucket contains significant areas of rare habitat, particularly the coastal health land and sandplain grasslands, home to numerous state-listed animal and plant species. The Barren's, another of the island's unique habitats, are threatened by human development and the exclusion (prohibition) of fire. The islands waterways, wetlands and beaches are also critical habitat areas in need of continued and enhanced protection. Acquisition and conservation restrictions that limit or direct development are the most dependable strategies for habitat and species protection, though also the most costly. Survey respondents asked to identify town actions they would favor to preserve open space indicated the highest support for collaboration with other public and private lands conservation entities (72%), followed by public education on conservation issues (60%) and acquiring land and easements to connect existing open space and recreation lands (59%).

Beaches and Dunes

Access to beaches was ranked as another top priority for open space protection by respondents to the Nantucket Open Space and Recreation Community Survey with 90% rating it first (71%) or second (19%) on a one to five scale. In a separate question asking what natural resources were of highest priority sand dunes and beaches received the highest rank of resources listed.[92] The beaches and sand dunes of Nantucket are not only defining features of the island's landscape, and critical habitat, they also contribute heavily to the island's economy as they are a major draw for the hundreds of thousands of tourists who visit Nantucket annually. The town actively maintains town-owned beaches guided by its Beach Management Plan and is acquiring rights in additional beach parcels at every opportunity through its One Big Beach initiative.

Community Character

Nantucket is made up of several distinctive and common landscapes, each important to the island's character. Community members voiced concern through responses to the survey that the island's natural landscapes and rural character are threatened by continued development. Many, though not all, distinctive natural landscapes, including marshes, cranberry bogs, beaches, and Nantucket's historic village are provided some protection by local, state and federal regulations as well as by conservation organizations. Less distinctive landscapes, open fields, upland forests, and street trees, and farmland are also important features of the island.

Agricultural or farmland on Nantucket is a limited resource. Bartlett's Farm is the island's oldest and largest farm, as well as one of the island's largest employers. Around 218.5 of the farm's 250-acres are actively farmed and 104-acres are protected by a CR. The remainder of the island's farms are less than five-acres and range from crop farms and nurseries to pocket farms to equestrian centers. With the help of Sustainable Nantucket, a local non-profit committed to building a more locally based, self-reliant food economy the number and productivity of farming enterprises on Nantucket is now increasing. Nantucket's farms contribute to the community's character, its local economy, and its quality of life. Policies and initiatives that support the continued use of farmland and farming should be considered.

B. Summary of Community's Needs

As described in the previous section, Nantucket's "Community Vision" was established as an outgrowth of the community outreach process and the inventory of actual open space and park land. This same public outreach process was the source for much of the information contained in this section, combined with additional data extracted from the Massachusetts Statewide Comprehensive Outdoor Recreation Plan (SCORP) and various publications from The Trust for Public Land (TPL).

In essence, we have identified needs based on public comments, observations, and by applying state and national recreational standards where relevant and appropriate to help identify gaps in service. The priority needs contained on the last page of this section are the direct outgrowth of this analysis of needs exercise.

Serving the recreational needs of people in an urbanized environment requires an understanding of the basic relationships between supply of recreational resources and their potential users.

A person's perception of recreation and leisure activities varies with age, sex, cultural background, and personal preferences. The availability of recreation related facilities and services also significantly affect the variety and types of activities people will choose during their leisure time. While meeting every individual's specific preference is impractical, public, and private agencies can ensure that sufficient opportunities for recreation exist to accommodate most recreational needs in the Island. It is also important to ensure that mechanisms exist to monitor the changing recreational needs of the Nantucket community, and to adjust the menu of resources to accommodate these changes.

[92] The resources listed were: salt marshes, forested lands, sand dunes/beach barriers/beaches, ponds, bogs, fishing, shellfishing, open fields/grasslands.

The Nantucket user survey that was conducted as part of the Open Space and Recreation Plan update process yielded results that were remarkably like those results referenced within the statewide open space and recreation initiative surveys that are described later in this section.

Following is a summary of results of the Nantucket Parks, Recreation & Open Space Plan Public Survey. *(See Appendix D, Online Public Survey Results, for a full report).* It should be noted that over 727 total people participated on the surveys completed in 2019 and 2022. From the 2022 survey participants:

- 63% have lived in Nantucket for more than 20 years (making them long-time residents). with the biggest group being 55 or more years of age, followed by a much smaller group of 5-year-old and under.
- 79.5% of the survey participants selected parks, recreation, and open space as extremely important to them.
- Most of the participants strongly agreed that Nantucket should protect open space, improve access to lakes and publicly available water resources.
- 60.5% of the respondents visit a park or open space facility three or more times per week with a 43.70% of this group prefer visiting park facilities from noon to 5pm.
- Although most of the participants (30%) drive to the Nantucket parks and open space properties that they visit, 26% of respondents believe that sidewalks are important for recreation and for travel. Related to this, walking is consistently brought out as one of the most common recreational activities pursued in the Nantucket.
- 50% of the respondents stated that walking, jogging, and hiking trails are personally important to them, the majority of the survey participants are strongly in favor of the Town providing more of them.
- In terms of park and open space ratings, participants indicated that parks were in average to good condition, and they assigned open space an adequate to average rating overall.
- More than half of respondents indicated that the reasons they would rarely use an open space facility was due to overcrowded facilities (31%), unleash dogs (27%), poor conditions (20%), or lack or parking (20%). Less than a third of the participants didn't know the locations of particular of parks or facilities (22.7%) and 6.5% found them not enjoyable or interesting.
- 45% of respondents indicated that their recreational needs are being met at a good level of performance, and 25% indicated recreational needs are somewhat met.
- In terms of park improvements, protecting open space from development was the most chosen improvement option (60%), followed by maintenance (53%), walking/jogging trails (42%), benches and outdoor gathering spaces (25%), then picnic areas or shade shelters (23%), and programming (22%) among others.

Due to the unpredictable and sometimes harsh nature of the climate, public input has stressed the need for an indoor recreation facility. Nantucket is a unique residential community that increases four or five-fold from winter to summer as part time residents and tourists flock to enjoy its beaches and other natural environments, its historic village, shopping, and culture. The community's needs change with the seasons and its resident population.

Assessment of population trends in Nantucket shows both an aging population overall and an increase in children under the age of 18. The fastest growing segment of the population is adults aged 65 or more years.

The makeup of households should also be considered when determining recreational needs of the community. Nearly one third of Nantucket households have single occupants and senior lives alone in one out of every ten households. Recreational resources and programs should reflect the needs of the increasing population of children, seniors and those living alone and the large population of active adults.

State Comprehensive Outdoor Recreation Plan (SCORP) 2017

The Statewide Comprehensive Outdoor Recreation Plan provides an inventory of open space and outdoor recreation facilities in Massachusetts. As part of the plan development, several surveys were conducted, including three online surveys (targeted at recreation users, municipal providers, and land trusts) and one statistically relevant phone survey. All three had similar results. The SCORP states, 'The results from the online user survey may be the most important in guiding how Massachusetts' LWCF dollars be spent over the next five years."

The following statistics and results were from the online user survey:

Top Activities	Walking and jogging, water-based recreation, trail-based recreation.
Quality of Recreation Facilities	78% Said excellent or in good shape.
Motivation to do Outdoor Recreation	Physical fitness, mental well-being, close to nature.
Top Reason to Visit	Proximity to home, scenery, and vegetation.
Barrier to Recreation	Time constraints.
Importance of Programming	83.7% Prioritized more senior programming. 88.2% Prioritized more programming for ages four to 12 programming. 91.2% Prioritized more teen programming.
Future Needs	Trails, Playgrounds, Water-related Facilities.

Nantucket's overall aging population above 65 and under the age of 18, emphasize the SCORP Results and needs for recreational activities such as walking, jogging and trail-based recreation. As well as the importance of recreational programing aimed for seniors, toddlers, and teens emphasizing physical fitness, metal well-being and nature.

Existing Levels of Service

In Nantucket currently there are:

- 16,394-acres of permanently protected open space including areas for field and court sports.
- 16 Public Beaches.
- Public Boat ramps at Jackson Point, Children's Beach, Washington Street Extension, Polpis at Wauwinet Road, and Madaket F Street.
- 39 miles of Paved Bike Paths.
- Hundreds of miles of walking and off-road bike trails within town-owned open space.
- Two Public Golf Courses.
- One Disc Golf Course.

Formal or organized recreational offerings include:

- Basketball
- Baseball/Softball
- Cheerleading
- Hockey
- Football
- Swimming/Diving
- Soccer
- Lacrosse
- Field Hockey
- Sailing
- Golf
- Tennis
- Biking
- Pickleball
- Paddle

Estimates indicate over 5,000 participants are involved in formal or organized recreational activities outside the schools annually.

Public Recreational Facilities and Programs

Public recreational facilities in Nantucket are held and managed by the school department, Land Bank and the town through its Parks and Recreation Commission, Department of Public Works, Department of Natural Resources, and the Community School:

- Sports fields and outside courts include:
  - Six Soccer / Lacrosse / Field Hockey Fields
  - One Football Field
  - Two Softball Diamonds
  - Two Baseball diamonds (Little League)
  - Two Basketball Courts
  - Tennis Courts
- Running Track
- Pool
- Two Public Golf Courses
- Three Paddle Tennis Courts
- Three Gymnasiums
- Skate Park
- Pickleball Courts
- ~~Motrized~~Motorized Dirt Bike/ATV Track

Nantucket School programs (not including the Community School) serve around 375 students annually through competitive athletic programs. The High School reports a participation rate of around 70%.

Competitive sports at the Nantucket Public Schools include:

Fall Sports	*Winter Sports*	*Spring Sports*
Football	Boys Basketball	Baseball
Field Hockey	Girls Basketball	Softball
Golf Courses	Boys Ice Hockey	Boys Lacrosse
Cheerleading	Girls Ice Hockey	Girls Lacrosse
Boys Soccer	Swimming/Diving	Sailing
Girls Soccer		

Nantucket Community School is a program of the Nantucket Public Schools created to develop and run after school educational and recreational programs for community members of all ages, as well as summer camps. The Community School uses the public-school facilities after school hours and manages the community pool. Recreation programs run by the Community School include:

Adult	*Youth After School*	*Summer Camps*	*Pool*
Capoeira	Volleyball	Tennis	Youth Swim Lessons
Basketball	Yoga	Baseball/T-ball	Aqua-tots (½ – 3 ½ yrs.)
Volleyball	Dance	Adventure/Discovery	Water Safety & Fitness
Yoga	Cycling	Football	Springboard Diving
Education/Hobby	Tennis	Basketball	Lifeguard Training
Boating	Education/Hobby	Soccer	Hydro-Fitness/Aquacise
	Boating	Dance	Adult Clinics
		Field Hockey	Nantucket Swim Team
		Gymnastics	
		Lacrosse	

In response to the Community Open Space and Recreation Survey less than half of respondents felt that outdoor or indoor health and exercise programs or active adult recreation programs and facilities met their expectations. Opportunities for off-leash dog exercise were also noted as less than satisfactory by many.

Private Recreational Facilities and Programs

Several private non-profit organizations serve the community with recreational facilities and services for a fee. Nantucket Ice, a community skating rink provides recreational skating for all ages and serves youth and adult hockey leagues. The rink, adjacent to the High and Elementary Schools is open year-round. In addition to serving all ages during open skate time on a daily basis the rink estimates that it serves around 1,000 youth a year through youth hockey (200) learn to skate program (200), after school programs (500) and summer camps (160). About 45 men and 25 women participate in adult hockey leagues.

Nantucket Boys and Girls Club serves Nantucket youth with an 1800 square-foot facility that includes gym space, a game room, a teen room, locker rooms and administrative offices. A major expansion was recently completed. The Club provides after school and summer recreation and athletic programs including football, basketball, boxing, field hockey, and lacrosse. The Club also provides classes and activities related to a variety of hobbies, art, theatre, computers and education and low organized activities such as kickball and dodgeball. Program participants include around 650 youth throughout the school year with 190 to 300 children at the facility each day and around 120 in the summer programs where they average about 100 children a day through the eight weeks of camps.

Programs occur both in the facility, on its four-acre campus that includes a football field and a multipurpose field use for pick-up games such as kickball. Children in programs at the Boys and Girls Club also use the town's public beaches and bike paths.

Strong Wings is a non-profit organization affiliated with the Nantucket New School that provides outdoor adventure programming for youth through after school programs that serve about 20 students a day and summer camps that serve about 100 a day through summer schedule. Strong Wings focus is on outdoor experiences, and while its 2 ½-acre campus includes ropes courses and open fields for play, it primarily uses the abundance of public open spaces, beaches, waterways, and bike paths island-wide.

NANTUCKET COMMUNITY SAILING (NCS) Founded in 1994, is a non-profit, educational organization that provides public programs in sailing and various water sports including windsurfing, kayaking, and paddle-boarding. NCS focuses on improving community access to the water for community members of all ages.

NCS uses three public sites for its programs: Polpis Harbor, Jetties Beach and the public pier at Children's Beach. Formal license agreements at Jetties Beach and Polpis Harbor allow NCS to use an identified area at each site for summer programs. A formal lease agreement with the Town for land on Shadbush Road provides NCS with facilities for boat storage and maintenance. The Jetties Sailing Center site includes three storage shacks, two that are removed from the site during the off-season and one that remains. NCS has a shack at Polpis Harbor and rents a seasonal portable restroom to serve the children's program. Boats are moored (some stacked on floats) throughout the summer season and moved to off-site facilities for storage. Site licenses at Jetties Beach and Polpis Harbor and moorings require annual renewal. The organization's offices are located in the basement of the Coffin School at 4 Winter Street.

NCS serves about 1,100 children and 2,000 adults annually, not including those served through the various free outreach programs such as the Boys and Girls Club, Nantucket S.T.A.R[93] Program, AccesSport America for disabled athletes, therapeutic sails for clients from Palliative and Supportive Care of Nantucket, and senior sails, among others. While their focus is on programs for youth from 5to 18 years old, they also offer lessons and rentals to adults and offer a women's sailing program. In addition to their lessons and rentals NCS:

- Hosts Nantucket Race Week and the Opera House Cup Regatta , a classic wooden sailboat race.
- Provides free access to equipment and instruction to many community outreach programs.
- Sponsors and runs Nantucket's High School Varsity and Club Sailing Teams.
- Offers scholarships to year-round island youth.
- Runs informal sailboat races for all levels.

For profit recreation opportunities also abound on Nantucket and include golf, tennis, paddle tennis, sailing, and fishing along with a variety of fitness facilities and class style recreation options including dance, yoga, gymnastics, and the martial arts.

SEA OF OPPORTUNITIES BY EGAN MARITIME INSTITUTE, is a diverse offering of education and outreach programs available to every Nantucket student at multiple points throughout their student career. Founded in 1989 by island native Albert F. "Bud" Egan, Jr. and his wife Dorothy H. Egan, their mission is to preserve and celebrate the island's seafaring heritage.

Achievements as of December 2021[94]:

- 5,700 - Youth Interactions
- 2,200 - Classroom Students
- 3,430 - Tall Ship Field Trip Students
- 573 - Summer Surfboat Participants
- 78 - Student Mariners

[93] S.T.A.R. (Sports and Therapeutic/Accessible Recreation) provides specialized, therapeutic, accessible recreation, and adaptive sports to children with a wide range of challenges and disabilities.

[94] Egan Maritime's "Sea of Opportunities", https://eganmaritime.org/sea-of-opportunities

INFORMAL RECREATION

Informal recreation on Nantucket is widespread. Natural resource and recreation areas open to the public including beaches, harbors, and conservation areas. Facilities at these sites combined with golf courses, marinas and health clubs, tennis courts, and pedestrian and bicycle trails there is an abundance and variety of opportunities for informal recreation.

Respondents to the Open Space and Recreation Community Survey gave the highest satisfaction rating for recreation and open spaces to walking trails, followed closely by bicycle paths and bike lanes and historic and cultural educational and appreciation opportunities, and then by access to ocean for recreational purposes. Use patterns show Milestone Road Path and Ram Pasture Sanford Farm with the highest visitation, followed closely by Madaket Road Bike Path, Polpis Road Bike Path and Jetties Beach. Quality ratings were also high for these resources.

Survey respondents did however note several improvements the town could make to informal recreation facilities and programs. Common requests included:

- Provide a fenced-in, off-leash dog park.
- Improve/expand the bike and pedestrian trail networks.
- Improve facilities and maintenance of playgrounds.
- Create new playgrounds in neighborhoods without facilities.
- Expand network of public boat launch sites.
- Create more picnic areas.
- Expand knowledge about the community garden.
- Provide more indoor activities for children.
- Provide a public performance space.
- Prove a bowling facility.
- Provide a shooting range.
- Provide an indoor recreation facility

NANTUCKET COMMUNITY GARDENS

Community Gardens allow individuals, families, or friends to utilize a designated plot of land to produce vegetables and fruit for their own consumption. Two initiatives are the Nantucket Community Gardens (NCG), a public group involved in providing educational support for community gardens in the island, managed by Oliver Miller since 2015[95]. And the Nantucket Land Bank just recently published a public survey to for the possibility of additional Community Garden locations on the island. Community Gardens allow individuals, families, or friends to utilize a designated plot of land to produce vegetables and fruit for their own consumption. [96]

HUNTING

Areas open to the public for hunting on the island include both publicly- and privately-owned land. While many public and private landowners make their properties available for responsible hunting, most of the land open to hunting is owned by the Nantucket Conservation Foundation. These lands are private property and are open only to hunters who comply with guidelines established by the Foundation's Board of Trustees. Deer hunting (archery, shotgun, and primitive firearms) and hunting of other game species during designated seasons is allowed on most Foundation properties. Exceptions include parcels that receive high levels of year-round pedestrian use or are near homes. As the stewards of 30% of Nantucket's land area, the Foundation's Board is mindful of the need to manage the size of the Island's deer herd, especially

[95] Nantucket Community Gardens, https://www.facebook.com/groups/122321384468856

[96] Nantucket Land Bank, https://www.nantucketlandbank.org/community-garden-survey-encuesta-sobre-huertos-comunitarios/

because of the connection between the number of deer and the high incidence of Lyme disease and other tick-borne diseases. The Foundation's deer hunting policies have been established with the understanding that deer hunting is necessary for the continued well-being of the deer herd, the health and safety of the people who live on or visit the island, and the quality of the natural habitat that we all share.[97]

Island-Wide Trail Plan

An island-wide trail system has been considered for some time and was a recommendation of the 2007 Open Space and Recreation Plan. Support for the idea was reaffirmed in the 2022 Community Survey.

In 2017, The Nantucket Planning and Economic Development Commission, prepared a comprehensive island-wide trail plan, "Nantucket Multi-use paths" that documents existing trails, identifies gaps between trails and proposes a network of interconnecting paths that will stretch across the island *(See Appendix A, Maps).* The network includes paved or improved bike and pedestrian ways, unpaved trails on properties owned by the town and by non-profit conservation agencies and local streets where no off-road options exist.

The island-wide trail plan will guide town actions and allocation of resources to acquire access rights where needed and construct the paths in a coordinated and logical manner. Options may include elevated walkways or bridges to integrate and connect paths across ponds and wetlands.

Accessibility Improvements

All new construction and renovation of public facilities since 1968 are required to be accessible to people with disabilities. Amendment Article 114 of the Massachusetts Constitution states:

No otherwise qualified handicapped individual shall solely, by reason of his handicap, be excluded from participation in, denied the benefits of, or be the subject of discrimination under program or activity within the Commonwealth.

Nantucket continues to improve access for the disabled in coordination with the Nantucket Commission on Disabilities.

To better accommodate the needs of the disabled, the Commission on Disabilities was asked to specifically comment on the improvements that are necessary at each recreational facility as well as identify needs for additional facilities, programs or accommodations. The identified needs generally involve improving access to existing facilities through eliminating barriers at access points, improving parking arrangements and making use of surfaces that can accommodate wheelchairs. *(See Appendix E, ADA Access Self-Assessment).*

Mobile Apps

- *ACKtrails*[98]

  The Nantucket Conservation Foundation currently owns, maintains and preserves nearly a third of the island and created an app with trails maps, and properties owned by the Foundation for users to access and explore the sites.

- *More Nantucket*[99]

  An app that offers interactive maps, public transportation information, bikes rentals information and trails to simplify options to get around the island without a car.

[97] Nantucket Conservation Foundation: https://www.nantucketconservation.org/properties/hunting/
[98] ACKTRAILS, https://acktrails.com/
[99] MoreNantucket, https://morenantucket.com/

C. Management Needs, Potential Change of Use

It is important for an Open Space and Recreation Plan to outline specific recommendations that will help the town meet its open space and recreation goals in a strategic manner. Specifically, it is necessary for the town to have the tools and policies, staff capacity, and financial availability at hand to implement the recommendations of the plan.

PARK MANAGEMENT

Park management is the responsibility of multiple town departments and the Parks and Recreation Commission, a five-member commission appointed by the Board of Selectmen responsible for making recommendations on parks and recreation related policies, programs, activities, and initiatives.

Day-to-day operations for park maintenance are the responsibility of the Parks & Recreation Manager within the Department of Public Works (DPW). Facilities under DPW jurisdiction includes Delta fields owned by the Airport Commission, Nobadeer Fields owned by Land Bank, bike and pedestrian paths on public lands and rights of way, and town-owned parks and playgrounds. DPW is also responsible for scheduling field use for the various sports teams at the Nobadeer and Delta fields.

Town beaches are maintained and monitored by the Department of Natural Resources (DNR). DNR monitors water quality, and administers beach cleaning contracts. Lifeguards are the responsibility of the Marine Department.

Nantucket Community School is responsible for most recreational programming with the exception of sports leagues. The Department of Visitor Services is responsible for some events including those at Children's Beach such as weekly movies and other entertainment.

The current framework for park management is a result of recent consolidations and cost saving measures. It will be periodically reviewed to assess effectiveness and adjusted as needed.

USE CONFLICTS

The Town of Nantucket owns and manages the public sport fields and diamonds except those on school properties. The Department of Public Works, and Parks and Recreation Division is responsible for maintenance, including mowing, seeding, fertilizing, and lining. Parks and Recreation is also responsible for setting user fees and scheduling.

Stakeholder interview suggestions include the town evaluate its scheduling practices and consider a system that integrates on-line access. Stakeholders also suggested the need for bi-monthly or quarterly meetings between league representatives, Parks and Recreation, and others involved with field operations and sport programming to discuss needs and opportunities.

Stakeholder interviews also revealed that recreational programming by a number of different organizations regularly occurs on town-owned open space and recreation areas. For some, the availability and access to these lands is sufficient but others suggested that greater access to indoor and outdoor community space for active all-age~~youth~~ programming is desired. The town should create policies and processes that support maximizing the use of public infrastructure to meet open space and recreation needs.

Impacts of Development

The impacts of continued development on the island's open space resources should be monitored and mitigated as appropriate. Demand related impacts including an increase in users and increased maintenance and management needs are an expected result of development. Any number of unintended consequences can also occur. Intensification of development around existing conservation lands and parks can cause an increase in noise levels, a reduction in buffer area tree canopy, and changes to a site's hydrology due to an increase in impermeable surfaces and changes topography and vegetation. Some developments also close ways to the water and other resources limiting or changing public or neighborhood access.

Opportunities

Property Transfers

The Nantucket Land Bank (NLB) is a public agency that is governed by a five-member elected board of commissioners and bylaws that regulate their actions. NLB is funded by a two percent transfer fee collected from home and landowners when a property is sold. Recent annual receipts have ranged from eight to fourteen million dollars. It has a staff of eleven full-time and two part-time that oversees acquisition and management of lands and three to four full time seasonal staff responsible for land and facility maintenance. NLB has a record of exceptional land stewardship and community service.

Agriculture

Preserving and expanding agriculture on Nantucket was identified as an opportunity to highlight the island's history and culture, preserve open space, and strengthen the local economy. The town should create policies that support working farms and sustainable farming. Ideas from stakeholders included establishing a community garden, assessing town-owned lands to determine if they could be viable for farming, assessing feasibility of a community farm and a community kitchen, and considering zoning to allow a meat processing facility.

Area Planning

Including the consideration of green space planning as part of the planning process encourages the creation of appropriately scaled neighborhood resources as well as connections to overall green space systems.

"Undevelopment"

Because so much of Nantucket is already designated open space and large vacant land holdings are now protected, opportunities frequently exist on developed parcels. Removing structures and returning key parcels to a natural state has application in urban, suburban and rural settings. In the dense neighborhoods of the downtown and the historic cores, removal of obsolete uses and structures can provide space for views, pocket parks, gardens, or enhancements to the setting of surrounding buildings. In more outlying suburban areas, there are opportunities to provide playgrounds, playing fields or greenbelt connections. In low density areas, beach access, habitat protection and maintaining unbroken areas of natural landscape can be achieved. Also, the gradual dismantling of subdivisions platted prior to the establishment of the Planning Board in 1955, through the paper street removal program could provide additional opportunities for "undevelopment".

SECTION 8 | GOALS AND OBJECTIVES

This section presents Open Space and Recreation goals and objectives for Nantucket and is based on the values, concerns and needs expressed by residents, land and resource managers, and recreation providers through the community survey, at the public meeting, in stakeholder interviews, and through a variety of other interactions and means held over an extended period (essentially 2014-2022). The *goals* are broad statements framed to indicate a desired future condition or achievement by the town. The *objectives* are more specific statements that outline measurable accomplishments that will help the town achieve these goals. An objective for each goal is to establish the Open Space and Recreation Plan as a working document for guiding actions and tracking progress. Together the goals and objectives guide the development of the Action Plan in the following section.

GOAL 1: PROTECT LANDS OF PUBLIC CONSERVATION AND RECREATIONAL INTEREST THAT SUPPORT ESSENTIAL WILDLIFE HABITAT AND ECOSYSTEMS, WATER QUALITY PROTECTION, FLOOD MANAGEMENT, AND A VARIETY OF RECREATIONAL ACTIVITIES.

OBJECTIVES

- Establish the Open Space and Recreation Plan as a working document for guiding actions and tracking progress.
- Continue collaboration with public and private land conservation organizations (CO) and for land acquisition and protection.
- Incorporate provision of public open space and/or recreation areas in any major redevelopment projects where practical and needed.
- Continue and expand stewardship to protect resources within protected lands.
- Explore options to mitigate and adapt to potential climate change.
- Continue and expand public education efforts to highlight conservation issues, and promote an understanding of the uniqueness and fragility of certain Nantucket resources.
- Encourage the use of creative regulatory and non-regulatory land protection tools such as conservation restrictions, tax abatements, gifts, and zoning measures

GOAL 2: PROVIDE AND MAINTAIN A HIGH QUALITY OF PARKS AND RECREATION AREAS THAT ARE SAFE, ATTRACTIVE, AND PROVIDE A RANGE OF ACTIVE AND PASSIVE (INFORMAL) RECREATIONAL OPPORTUNITIES FOR ALL RESIDENTS.

OBJECTIVES

- Establish the Open Space and Recreation Plan as a working document for guiding actions and tracking progress.
- Establish a parks and recreation department or team to manage, program, and maintain the town's parks recreation lands and facilities.
- Explore opportunities to create an appropriate indoor facility/ies to meet a variety of recreational needs.
- Implement recommendations of the 2020 Transportation Plan and 2013 Island-Wide Trail Plan to create a connected walking and cycling trail network.
- Identify and act on opportunities for adding new parks and playgrounds to existing and emerging neighborhoods.
- Identify ways to expand capacity of existing athletic field space.
- Provide assessments of park and playground conditions to identify, budget for, and address maintenance issues.
- Implement improvements at town parks and recreation areas to ensure accessibility to people with a variety of levels of mobility, sense awareness, and mental capacity.
- Work with schools and other recreation providers to identify needs, evaluate capacity and seek solutions for the provision of indoor recreation facilities.

- Support not for profit recreation providers to help ensure long-term viability.
- Expand network of public boat launch sites.
- Continue to assess community needs for recreation facilities and programs.

GOAL 3: IMPROVE ACCESS TO, CONNECTIONS BETWEEN, AND AWARENESS OF PUBLIC OPEN SPACE AND RECREATION AREAS AND PROGRAMS.

OBJECTIVES

- Establish the Open Space and Recreation Plan as a working document for guiding actions and tracking progress.
- Continue efforts to acquire land and easements to connect existing open space and recreation lands and the town's network of paths and trails to each other and to neighborhoods, schools and other activity centers.
- Increase public awareness and use of open space and recreation areas and facilities.
- Support initiatives to increase public awareness of potential climate change impacts and responses.
- Improve public access to open space areas for passive (informal) recreation where appropriate, including pathways, overlooks / vistas, bike racks, bridges, walkways and parking.

GOAL 4: PRESERVE THE ISLAND'S SENSE OF PLACE BY PRESERVING AND MANAGING THE PHYSICAL ENVIRONMENT, PUBLIC ACCESS TO RESOURCES, AND CONNECTIVITY AND COMPATIBILITY OF NEIGHBORHOODS AND RESOURCES.

OBJECTIVES

- Establish the Open Space and Recreation Plan as a working document for guiding actions and tracking progress.
- Preserve and manage the island's tree canopy including street trees, shade trees and forests.
- Support preservation of historic and scenic roads.
- Continue efforts to maintain, improve and expand access to the waterfront.
- Continue and expand right-of-way efforts, including securing rights of way from new developments on the water or abutting other resource areas.
- Support working farms, farm related businesses and locally based food systems.
- Support water-dependent uses, facilities, and programs along the island's waterfronts.
- Support maintenance and expansion of alternative transportation modes to improve accessibility for all ages and limit automobile use.
- Maintain and improve scenic vistas for public enjoyment.
- Improve and expand the number of community gathering areas to accommodate the expanding population.
- Work with private landowners and other interested parties to preserve (through preservation restrictions or other means) historic gardens and landscapes.

GOAL 5: INTEGRATE THE OPEN SPACE AND RECREATION PLAN WITH OTHER PLANNING INITIATIVES ESPECIALLY AS IT RELATES TO MAKING ASSETS MORE RESILIENT AND BETTER PREPARED TO WITHSTAND THE VAGARIES OF A CHANGING CLIMATE AND SEA LEVEL RISE.

OBJECTIVES

- As capital projects are pursued, as outlined in the 2022 Parks and Recreation Master Plan, 2021 Tom Nevers Multi-use Path Feasibility Study, and other planning initiatives and priorities, ensure that design intentions are in alignment with the tenets of the October 2021 Coastal Resilient Plan.
- Establish specialized construction detailing and maintenance protocols that recognize and respond to the increasing vagaries of weather that impact the viability and condition of various recreational assets.

- To be aware of and need to use the NOAA "High" scenario to accommodate current storm surge as well as Sea Level Rise in their decisions, deliberations and planning.
- Support informational and educational initiatives to increase public awareness of climate change impacts and responses.
- Design infrastructure improvements, where those investments may be jeopardized by sea level rise and climate change phenomena, to be resilient or adaptable to the hazard events expected to occur during the facility's anticipated lifespan, in accordance with the Coastal Resilience Advisory Committee's recommendation to the Select Board for coastal resilience.

GOAL 6: COLLABORATE WITH THE NANTUCKET PUBLIC SCHOOL DISTRICTS TO INTEGRATE THE OPEN SPACE AND RECREATION PLAN TO INCORPORATE AN INCREASE TO RECREATIONAL USES OUTSIDE THE ACTIVE SCHOOL HOURS AS IT RELATES TO PROVIDING ADDITIONAL ASSETS AND RECREATIONAL PROGRAMMING OPPORTUNITIES FOR THE GROWING POPULATION OF NANTUCKET, WITH THE UNDERSTANDING THAT THERE MUST FIRST BE A RESOLUTION TO THE SYNTHETIC FIELD DEBATE.

OBJECTIVES

- Explore opportunities for integration for the town recreation school field and facility master planning efforts.
- Study field scheduling practices and consider a system that integrates on-line access.
- Hold bi-monthly or quarterly meetings between stakeholders and others involved with field operations and sport programming discuss needs and opportunities.

SECTION 9 | SEVEN-YEAR ACTION PLAN

An action plan is a compilation of recommended strategies that advance the goals and objectives. They are prioritized by time (suggested calendar years are identified) and organized within the framework of the five general, broad reaching goals. The Plan's analysis of needs in section 7, provides a broader discussion of the general findings on which the recommended action steps are based.

Each of the action steps indicates responsible parties, with the lead entity in bold and private partners in italics. A high, medium, or low priority level is assigned to each in consideration of immediacy of need, resources and funding available, and anticipated impact on resources facilities or programs. High priority items would indicate a need to begin (if on-going effort) or complete the action within one to three years, medium priority within three to five years, and lower priority actions would be addressed in five to ten years. Potential funding sources are included where applicable.

The Action Plan Map in Appendix A, illustrates the effects of successful implementation of the Plan's recommendations.

GOAL 1: PROTECT LANDS OF PUBLIC CONSERVATION AND RECREATIONAL INTEREST THAT SUPPORT ESSENTIAL WILDLIFE HABITAT AND ECOSYSTEMS, WATER QUALITY PROTECTION, FLOOD MANAGEMENT, AND A VARIETY OF RECREATIONAL ACTIVITIES.

ID	Objective	Actions	Resp. Parties	Time Frame	Potential Funding Source
1.1	Establish the Open Space and Recreation Plan as a working document for guiding actions and tracking progress.	a. Undertake a bi-annual evaluation of land conservation and recreation goals and objectives and adjust as needed. b. Provide an annual status report at Town Meeting.	DNR, ConCom, CS, DMCR, NLB, R&RC, RC	2023	
1.2	Continue collaboration with public and private land conservation organizations (CO) and for land acquisition and protection.	a. Work to protect federal lands. b. Work to transfer ownership of ball diamonds on FAA property to the Nantucket Land Bank for permanent protection. c. Maintain and update a list of lands of recreation and conservation interest on a periodic basis and share with COs. d. Attend quarterly meetings of COs. e. Collaborate with COs on the implementation of the projects recommended by the Coastal Resilience Plan Continue to review and improve wetland bylaws. f. Review and improve wellhead protection bylaw.	DNR, ConCom, DMCR, NLB, R&RC, CO	ongoing ~~2023~~	PARC, MF, LWF, MET. DWS
1.3	Incorporate provision of public open space and/or recreation areas in any major redevelopment projects where possible and	a. Evaluate public open space and recreation needs for various neighborhoods that developments could contribute to.	PLUS~~O~~, ~~NP&ED C~~PB. ConCom , DMCR, DNR	ongoing ~~2023~~	

	where obvious public benefit results.				
1.4	Continue to expand stewardship to protect resources within protected lands and expand public education efforts to highlight conservation issues and promote an understanding of the uniqueness and fragility of certain Nantucket landscapes and resources.	a. Identify town-owned conservation lands that could be transferred to the NLB. b. Identify opportunities for friends groups to support municipal conservation lands and create a framework for coordination with ConCom and others involved in their management and programming. c. Support water monitoring and protection policies and regulations and update as needed. d. Identify lands threatened by invasive species and create a strategic plan to address sites systematically.	P~~O~~LUS, NP&EDC, SB ConCom, NLB, DMCR, DNR,CO, FG,	ongoing ~~2023~~	CPP*
1.5	Continue and expand public education efforts to highlight conservation issues and promote an understanding of the uniqueness and fragility of certain Nantucket resources.	Continue developing and distributing educational information regarding Best Management Practices for water, habitat and species protection to encourage conservation practices on private lands. Identify opportunities to publicize BMPs occurring on municipal lands and develop pilot projects on municipal lands to highlight conservation measures.	ConCom, DMCR, DNR, PLUS~~O~~, NPS, CO, FG	ongoing ~~2023~~	

GOAL 2: PROVIDE AND MAINTAIN A HIGH-QUALITY INVENTORY OF PARKS AND RECREATION AREAS THAT ARE SAFE, ATTRACTIVE, AND PROVIDE A RANGE OF ACTIVE AND PASSIVE (INFORMAL) RECREATIONAL OPPORTUNITIES FOR ALL RESIDENTS. ENSURE THAT POPULATIONS THAT MAY BE UNDERSERVED, CAN ACCESS A PARK AND OPEN SPACE SYSTEM THAT IS FAIR, INCLUSIVE, AND EQUITABLE.

ID	Objective	Actions	Resp. Parties	Time Frame	Potential Funding Source
2.1	Establish the Open Space and Recreation Plan as a working document for guiding actions and tracking progress.	a. Undertake a regular evaluation of park and recreation facility maintenance, management and programming goals and objectives and adjust as needed. b. Provide status report at Town Meeting as part of the annual report.	RC, DPW, CS, DMCR	2023	

2.2	Establish a parks and recreation department, committee, or commission to manage, program, and maintain the town's parks recreation lands and facilities.	a. Clarify roles and responsibilities of each town department involved in the management, programming and maintenance of the town's parks and recreation facilities. b. Provide dedicated park staff for management, operations, and maintenance. c. Institute bi-monthly or quarterly meetings of all staff involved in the management, programming and maintenance of the town's parks and recreation facilities to discuss work they are doing, identify challenges, needs, and opportunities. d. Periodically review existing framework for management and oversight of the town's parks and recreation facilities and make changes to improve coordination and increase effectiveness. e. Revise the inventory of lands of conservation and recreation in Nantucket by ownership, including grants used to acquired properties or completed public projects.	~~BO~~SB, ~~P~~LUS~~O~~, CS, DPW, MCR, NLB, RC	2021-pres.	
2.3	Ensure the management by the designated entity includes strong coordination with the Schools Department (they own recreation assets), Department of Public Works (they maintain recreation assets) and other public and private entities who make their assets available for public use and enjoyment.	a. Schedule periodic meetings between the three key municipal entities (Schools/Parks/DPW) to advance maintenance, operations, programming, and related protocols to achieve efficiency, maximize shared use opportunities, and deliver a higher level of service and performance to residents.	RC, PS, DPW	ongoing ~~2023~~	

2.4I	Implement recommendations of the 2020 Long-range Transportation Plan and 2013 Island- Wide Trail Plan, and other recent initiatives, to create a connected walking and cycling trail network.	a. Implement recommendations and evaluate opportunities on a regular basis. b. Maintain a project implementation schedule and report on progress at Town Meeting.	PLUS~~O~~, NP&ED C, DPW, ConCom , NLB, CO, FG	2023- 2029	C90, PARC, RTG, TEP
2.5	Identify and act on opportunities for adding new parks and playgrounds to existing and emerging neighborhoods.	a. Identify existing neighborhoods that are underserved by parks and playgrounds and plan to address need. b. Take actions to develop new parks in emerging neighborhoods.	PLUS~~O~~, PBNP&ED C, PS, AL, CO, FG, RS	2023- 2029~~20 24~~	CPP, LAND, PARC, LWF, CPA, AL
2.6	Allocate capital improvement funds to begin incremental implementation of the 2020 Parks and Recreation Master Plan.	a. Identify top five priority programs, confirm scope and cost and add to the Town's Capital Improvement Plan. b. Leverage funding from a variety of local, county, state, federal, and nonprofit sources.	RC	2024- 2029	CPP, LAND, PARC, LWF, CPA, AL
2.7	Identify ways to expand capacity of existing athletic field space.	a. Coordinate town recreation and school field and facility master planning efforts. b. Evaluate field scheduling practices and consider a system that integrates on-line access. c. Hold bi-monthly or quarterly meetings between AL, RC, DPW, PS and others involved with field operations and sport programming to discuss needs and opportunities.	NRC, PS, CS, RC, AL, RS	ongoing ~~2023~~	
2.8	Use just completed assessments of park and playground conditions to identify, budget for, and address maintenance issues.	a. Develop a multi-year budget item for park capital improvements/ maintenance and allocate or increase town funds appropriately. b. Identify town-owned open space and conservation lands that could be transferred to the NLB to reduce town inventory of lands that must be maintained and managed by town	DWP, SB RC, COD, CS, DMCR, NLB, RC, FG	2024	

		revenues and ensure the lands remain public and protected. c. Develop proposals to Increase dedicated seasonal maintenance staff to maintain parks and recreational facilities.			
2.9	Implement improvements at town parks and recreation areas to ensure accessibility to people with a variety of levels of mobility, sense awareness, and mental capacity. Make assets inclusive and multi- generational.	a. Make accessibility for all capabilities a priority when making upgrades and renovations on town recreational facilities.	RC, DPW, COD, RC, FG, RS	2024-2029	LWF, PARC
2.10	Provide specific, language appropriate, outreach to community members that may be underserved or feel disenfranchised. The open space system should provide value to all residents including those who may feel disconnected and unaware of the breath of resources available.	a. Establish a new outreach strategy to inform and welcome hard to reach residents about the available recreation assets and programs.	RC, SB, COD, PS, RS	2024~~6~~-2029	
2.11	Work with schools and other recreation providers to identify needs, evaluate capacity and seek solutions for the provision of indoor recreation facilities.	a. Participants in the planning process identified the need for: • Support newly stablishes non-profit "Our House" for replacement of facilities for Teen Center activities. • Gym space for sports including. basketball.	SB~~BOS~~, NP&ED~~-C~~, CS, AL, RS	2023	
2.12	Support not for profit recreation providers to help ensure long-term viability.	a. Extend public water system to serve the Jetties Sailing Center. b. Identify feasible water source for beach area at Polpis Harbor. c. Assess the benefits of providing long term licenses for community boating at program sites. d. Work with NCS to identify alternative program and access site at Polpis Harbor or alternate site suitable for programs for young children.	SB~~BO~~S, PB, PO, NCS, NI	2023	CPP, LWF, PARC

		e. Assess feasibility of purchasing a town-owned travel lift to reduce dependence on singular travel lift on island. f. Work with NI to identify place for off-site workouts.			
2.13	Expand network of public boat launch sites.	a. Explore locating~~stablish~~ public docks on Tuckernuck and Muskeget Island. b. Explore establishing another public boat launch site and/or improving the existing public boat launch site in the main harbor.	DMCR, PO, HM, CO, NLB, SB	2026~~3~~	CPP, LAND, LWF, PARC, TEP, PAB
2.14	Continue to assess community needs for recreation facilities and programs by updating data from the 2020 Parks and Recreation Master Plan and related documents.	a. Implement the findings of the 2019 Parks and Recreation Master Plan.	~~BO~~SB, CS, DMCR, DNR, DHS, DPW, VS, AL, RS	2024-2029	

GOAL 3: IMPROVE ACCESS TO, CONNECTIONS BETWEEN, AND AWARENESS OF PUBLIC OPEN SPACE AND RECREATION AREAS AND PROGRAMS.

ID	Objective	Actions	Resp. Parties	Time Frame	Potential Funding Source
3.1	Establish the Open Space and Recreation Plan as a working document for guiding actions and tracking progress.	a. Undertake a bi-annual evaluation of access, connectivity and awareness goals and objectives and adjust as needed. b. Provide a status report at Town Meeting.	PLUS~~O~~, DPW, RC	2023	
3.2	Continue efforts to acquire strategically located land and easements to connect existing open space and recreation lands and the town's network of paths and trails to each other and to neighborhoods, schools, and other activity centers.	a. Continue the One Big Beach program. b. Identify priority parcels and right-of-ways. c. Prioritize safe pedestrian and bike connections from neighborhoods to existing parks. d. Continue and increase collaborative opportunities with public and not-for-profit COs.	PLUS~~O~~, NP&EDC, NLB, ~~BO~~SB, ConCom, DMCR, DNR, AL, CO, FG, RS	~~2024~~ongoing	C90, CPP, LAND, LWF, RH, RTG, TEP

		e. Consider sites for mitigation of development impacts as appropriate.			
3.3	Increase public awareness and use of open space and recreation areas.	a. Improve and increase on-line information and learning opportunities about open space and recreation areas and programs. b. Increase information about public beaches to spread users and minimize overcrowding. c. Increase awareness of the community garden. d. Provide natural educational programs on conservation lands. e. Host community events on public lands including trails. f. Create policies and processes that maximize the use of publicly accessible lands and infrastructure to meet open space and recreation needs.	ConCom, DMCR, DNR, NLB, BOS, DPW, NPS,CO, FG	2ongoing~~023~~	EEG
3.4	Improve public access to open space areas for passive (informal) recreation where appropriate, including pathways, overlooks / vistas, bike racks, bridges, walkways and parking.	a. Prioritize costs in the capital plan. b. Apply for grants from appropriate sources.	ConCom, DNR, P~~O~~LUS, CS, CO, FG, RS	~~2024~~ongoing	CPP, LWF, PARC, RH, RTG, TEP

GOAL 4: PRESERVE THE ISLAND'S SENSE OF PLACE BY PRESERVING AND MANAGING THE PHYSICAL ENVIRONMENT, PUBLIC ACCESS TO RESOURCES, AND CONNECTIVITY AND COMPATIBILITY OF NEIGHBORHOODS AND RESOURCES.

ID	Objective	Actions	Resp. Parties	Time Frame	Potential Funding Source
4.1	Establish the Open Space and Recreation Plan as a working document for guiding actions and tracking progress.	a. Undertake a yearly evaluation of sense of place goals and objectives and adjust as needed. b. Provide an annual status report at Town Meeting.	PO, NHC, VS	Ongoing	
4.2	Preserve, manage, and expand the island's tree canopy including street trees, shade trees and forests.	a. Continue to evaluate the condition and health of town trees including the American Elm stand. b. Continue to apply for Tree City designation.	TAC, DPW, TW	Ongoing	UCF

		c. Action to increase awareness of the existence of Town Trees and regulations governing them. d. Action to continue to plant new Town Trees, including Elms, in appropriate locations, on both public and private property.			
4.3	Support preservation of historic and scenic roads.	a. Conduct a detailed study identifying resources. b. Support on preserving historic and scenic roads.	PB/HC/ PO, NP&EDC, R&RC	Ongoing	CPA
4.4	Continue efforts to maintain, improve and expand access to the waterfront.	a. Assess opportunities for public water dependent facilities within new waterfront developments. b. Continue the One Big Beach Program (See 3.2-a).	PO, DMCR, NP&EDC, PB, R&RC, CO, FG, RS	Ongoing	CPP, LAND, PARC
4.5	Continue and expand right-of-way efforts, including securing rights-of-way from new developments on the water or abutting other natural resource areas.	a. Obtain easements through negotiations with landowners. b. Identify paper streets that provide access to resources and pursue acquisition.	PO, NP&EDC, R&RC, PB, CO, FG, RS	Ongoing	
4.6	Support working farms, farm related businesses and locally based food systems.	a. Create policies that support working farms and sustainable farming. b. Identify funding for potential purchase of farmland in Chapter 61 program. c. Identify town-owned lands farmed within last 20 years and determine their current viability for farming. d. Assess feasibility of a community (co-operative) kitchen. e. Assess feasibility of a community (co-operative) farm. f. Consider zoning to allow a meat processing facility for locally produced/harvested meats. g. To investigate the feasibility of a public equestrian facility in conjunction with the Land Bank.	AC,BOS, PB, PO	2022 - 2029	CPP, LAND, MPPF
4.7	Support water-dependent uses, facilities, and programs along the island's waterfronts	a. Support uses/facilities outlined in Nantucket & Madaket Harbor Action Plan and M.G.L. Ch 91 for water dependent uses. b. Include waterfront access in redevelopment of Wilkes Square area.	DMCR, SB~~BOS~~ NP&EDC, PB, HC, CO, FG, RS	ongoing~~2023~~	

		c. Remove development from Washington Street corridor over time and in other areas where waterfront access opportunities exist or where erosion has impacted land use.			
4.8	Support maintenance and expansion of alternative transportation modes to improve accessibility for all ages and reduce automobile reliance and use.	a. Implement recommendations of the 2020 Transportation Plan. and the Transportation Improvement Program from Nantucket (See 2.3). b. Work with COs to increase and coordinate trail mapping and marking on publicly accessible lands. c. Continue to seek additional ways to improve on-road safety for cyclists, including driver awareness campaigns, and roadside maintenance.	SB, NP&EDC,	ongoing	
4.9	Maintain and improve scenic vistas for public enjoyment.	a. Identify public scenic vistas that may be threatened or compromised and make plan to address. b. Maintain and update list regularly. c. Share list with development review departments.	P~~O~~LUS,TAC, DPW, HC	ongoing~~20 24~~	
4.10	Improve and expand the number of community gathering areas to accommodate the expanding and more diverse population.	a. Include such areas in downtown planning, Mid Island and other centers of commercial activity.	PLUS~~O~~, DPW	ongoing~~20 24~~	LWF, PARC
4.11	Work with private landowners and other interested parties to preserve (through preservation restrictions or other means) historic gardens and landscapes.	a. Identify and prioritize resources.	NHC, HPC, HC	ongoing~~20 28~~	MPPF, CPA

GOAL 5: INTEGRATE THE OPEN SPACE AND RECREATION PLAN WITH OTHER PLANNING INITIATIVES ESPECIALLY AS IT RELATES TO MAKING ASSETS MORE RESILIENT AND BETTER PREPARED TO WITHSTAND THE VAGARIES OF A CHANGING CLIMATE AND SEA LEVEL RISE.

ID	Objective	Actions	Resp. Parties	Time Frame	Potential Funding Source
5.1	As capital projects are pursued, as outlined in the 2020 Parks and Recreation Master Plan 2021, Tom Nevers Multi-use Path Feasibility Study, and other planning initiatives and priorities, ensure that design intentions are in alignment with the The Coastal Resilience Plan 2021, adopted by the Select Board in January, 2022.[100]	a. As the design and permitting stages of a capital project commence, conduct meetings that include the project proponent and town resiliency experts to define goals and objectives. b. Allocate appropriate funding for resiliency measures as part of every capital project. c. Require consultants to possess/retain climate. d. Resiliency expertise.	SB,DPW, RC, PS, PLUS~~O~~, CRAC	Ongoing	PARC, LAND, LWCF, CPA, Others
5.2	Establish specialized construction detailing and maintenance protocols that recognize and respond to the increasing vagaries of weather that impact the viability and condition of various recreational assets.	a. As design and construction initiatives advance, coordinate work with town resiliency staff members to ensure climate resiliency design standards and protocols are being met.	SB,DPW, RC, PS, PLUS~~O~~	Ongoing	PARC, LAND, LWCF, CPA, Others
5.3	To be aware of and need to use the NOAA "High" scenario to accommodate current storm surge as well as Sea Level Rise in their decisions, deliberations and planning.	a. At every project kick- off meeting, review the project site as it relates to climate change and sea level rise and identify the longevity of all intended improvements.	SB, DPW, RC, PS, PLUS~~O~~	Ongoing	PARC LAND LWCF CPA Other
5.4	Support informational and educational initiatives to increase public awareness of climate change impacts and responses.	a. Where possible, monitor progress toward benchmarks of Nantucket's 2021 Coastal Resilience Plan and 2019 Hazard Mitigation Plan, and 2019 Community.	NEC, NEO, P~~O~~LUS, NP&ED C, DMCR, DNR	~~2023~~Ongoing	EEG
5.5	Design infrastructure improvements, where those investments may be jeopardized by sea	a. At every project kick- off meeting, review potential design infrastructure improvements.	SB, DPW, RC, PS, PLUS~~O~~	Ongoing	PARC LAND LWCF CPA Other

[100] The Coastal Resilience Advisory Committee, https://www.nantucket-ma.gov/DocumentCenter/View/37296/Coastal-Resilience-Advisory-Committee-Recommendation-to-Select-Board-PDF

	level rise and climate change phenomena, to be resilient or adaptable to the hazard events expected to occur during the facility's anticipated lifespan, in accordance with the Coastal Resilience Advisory Committee's recommendation to the Select Board for coastal resilience.				

GOAL 6: COLLABORATE WITH THE NANTUCKET PUBLIC SCHOOL DISTRICTS TO INTEGRATE THE OPEN SPACE AND RECREATION PLAN TO INCORPORATE AN INCREASE TO RECREATIONAL USES OUTSIDE THE ACTIVE SCHOOL HOURS AS IT RELATES TO PROVIDING ADDITIONAL ASSETS AND RECREATIONAL PROGRAMMING OPPORTUNITIES FOR THE GROWING POPULATION OF NANTUCKET, WITH THE UNDERSTANDING THAT THERE MUST FIRST BE A RESOLUTION TO THE SYNTHETIC FIELD DEBATE.

ID	Objective	Actions	Resp. Parties	Time Frame	Potential Funding Source
6.1	Explore opportunities for integration for the town recreation school field and facility master planning efforts.	a. As the planning capital projects commence, conduct meetings that include the project proponent from both the town and the schools.	DPW, RC PS	Ongoing	PARC, LAND, LWCF, CPA, Others
6.2	Explore opportunities for integration for the town recreation school field and facility master planning efforts.	b. Invest in an online programming and scheduling software that is accessible to both the public users and the public schools.	DPW, RC, PS	Ongoing	PARC, LAND, LWCF, CPA, Others
6.3	Hold bi-monthly or quarterly meetings between stakeholders and others involved with field operations and sport programming discuss needs and opportunities.	b. At every project kick- off meeting, review the projects program objectives as it relates to townwide programming activities that coincide with both school and recreational needs and identify the longevity of all intended improvements.	PS, DPW, RC,	Ongoing	PARC LAND LWCF CPA Other

ABBREVIATIONS

AGENCIES /GROUPS

AC – Nantucket Agricultural Commission

AL – Athletic leagues or sports groups (e.g., Nantucket Student Soccer Association, Nantucket Little League)
ConCom – Conservation Commission
CO – Conservation Organizations
COD – Commission on Disability
CRAC– Coastal Resilience Advisory Commitee
CS – Community Schools
DCR – Department of Conservation and Recreation
DHS – Nantucket Department of Human Services
DPW – Nantucket Department of Public Works
FG – Friends of park groups/neighborhood parks associations
HM – Nantucket Harbor Master
DMCR – Department of Marine & Coastal Resources
NCS – Nantucket Community Sailing
NEC - Nantucket Energy Committee
NEO – Nantucket Energy Office
NHC – Nantucket Historical Commission
NI – Nantucket Ice
NLB – Nantucket Land Bank
NLC – Nantucket Land Council
DNR – Department of Natural Resources
NP&EDC – Nantucket Planning & Economic Development Commission
PB – Nantucket Planning Board
PO – Nantucket Planning Office
PS – Nantucket Public Schools
R&RC – Roads and Right-of-Ways Committee
RC – Nantucket Recreation Commission
RS – Recreation Service Providers (Boys and Girls Club, Strong Wings, YMCA, etc.)
SB – Select Board
SN – Sustainable Nantucket
TAC – Nantucket Tree Advisory Committee
TW – Tree Warden
VS – Visitor Services
WW – Wanacomet Water

FUNDING SOURCE

AEEP – Agricultural Environmental Enhancement Program
C90 – Chapter 90 Local Aid
CPP - Conservation Partnership Program
CPA – Community Preservation Act
DWS – Drinking Water Supply Protection Grant Program
EEG – Environmental Education Grants
LAND – Local Acquisitions for Natural Diversity grants
LIP – Landowner Incentive Program grants
LWF – Land and Water Conservation Fund
MET – Massachusetts Environmental Trust General Grants
MPPF – Massachusetts Preservation Projects Fund
PAB – Public Access Board
PARC – Parkland Acquisitions and Renovations for Communities grants
RH – Rivers and Harbors Grant Program
RTG – Recreational Trails Grants
TEP – Transportation Enhancement Program
UCF – Urban and Community Forestry Challenge Grants

SECTION 10 | PUBLIC COMMENTS

The draft Open Space and Recreation Plan was submitted to the following departments, boards, committees, and agencies in November 2022.

- ~~Board of Selectmen~~Select Board
- Planning Board
- Planning and Land Use Services
- Planning and Economic Development Commission
- Roads and Rights-of-Way Committee
- Marine and Coastal Resources
- Department of Public Works
- Parks and Recreation Commission
- Conservation Commission
- Commission on Disability
- Nantucket Island Land Bank
- Board of Health
- Board of Appeals
- Mass Audubon
- Nantucket Conservation Foundation
- Nantucket Land Council
- Sconset Trust
- The Linda Loring Nature Foundation
- The Nature Conservancy
- Trustees of Reservation

Suggested plan improvements were incorporated into the final plan.

Letters of support follow:

- Distribute draft to Planning Board, chief elected official, Conservation Commission and Regional Planning Agency.
- Letters of review from each must be included in final plan submitted to DCS.
- Letters of review fr.om boards of health, appeals and recreation and others are desirable.
- Consider distributing to major land-owning agencies.
- Submit a dated distribution list and any comments received.

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APPENDICES

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Town of Nantucket

Open Space and Recreation Plan

2022

PLANNING AND LAND USE SERVICES

Weston & Sampson

ACKNOWLEDGEMENTS

Nantucket has an expansive park and open space network of properties that provide critical active and passive recreational outlets for residents of this unique island community. Thanks to the many groups and organizations for participating in the development of this plan and for their continued work to improve the strong inventory of properties.

Specifically, the Town of Nantucket's Planning and Land Use Department ("PLUS"), with assistance by an informal open space committee, and Weston & Sampson, have prepared this 2022 Open Space and Recreation Plan to inform actions to be implemented pending funding in the years to come. The plan builds off multiple earlier iterations, including the most recent update initiative which began in 2014 under the direction of Brown Walker Planners, Inc. and other new initiatives that continue through this date.

Town representatives and residents are keen to advance the tenets contained within this document.

November 2022

Eel Point

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SECTION 1 | PLAN SUMMARY

The Town of Nantucket, Nantucket Islands Land Bank, and other public and private organizations have successfully preserved, enhanced, and managed park lands and natural resource areas for the enjoyment of the town's residents, workforce, and visitors. The 2022 Open Space and Recreation Plan was developed to provide a pathway to new opportunities and to maintain existing accessible parks and recreational areas. The Plan builds on previous open space and recreation plans from 2007 and 2014 and ongoing planning related efforts, including acquiring additional lands for the protection of the island's natural and cultural resources, expanding pedestrian and bicycle paths, improving existing recreational resources, and increasing public access to the water.

Building on these positive achievements since 2014, the 2022 Open Space and Recreation Plan includes a revised Seven-Year Action Plan *(Section 9).* A community survey, public meetings, and dozens of stakeholder interviews have informed the development of the community's current vision, goals and objectives. Such civic engagement was critical as it meant local knowledge informed updates to various inventories *(Sections 4 and 5)* but more crucially, the identification of issues and analysis of needs on Nantucket *(Section 7).*

The community vision *(Section 6*), and goals and supporting objectives *(Section 8*) provide a framework for the action steps that will guide the town over the next decade.

- *Goal 1: Protect lands of public conservation and recreational interest that support essential wildlife habitat and ecosystems, water quality, flood management, and a variety of both indoor and outdoor recreational activities.*
- *Goal 2: Provide and maintain a high-quality inventory of parks and recreation areas and facilities that are safe, attractive, and provide a range of active and passive (informal) recreational opportunities for all residents. Ensure that populations that may be underserved can access a park and open space system that is fair, inclusive, and equitable.*
- *Goal 3: Improve access to, connections between, and awareness of public open space and recreation areas, programs, and facilities.*
- *Goal 4: Preserve the island's sense of place by preserving and managing the physical environment, public access to beaches and resources, protection of environmental health and surface water resources, and connectivity and compatibility of neighborhoods and resources.*
- *Goal 5: Integrate the Open Space and Recreation Plan with other planning initiatives especially as it relates to making assets more resilient and better prepared to withstand the vagaries of a changing climate and sea level rise.*
- *Goal 6: Collaborate with the Nantucket Public School Districts to integrate the Open Space and Recreation Plan to incorporate an increase to recreational uses outside the active school hours as it relates to providing additional assets and recreational programming opportunities for the growing population of Nantucket, with the understanding that there must first be a resolution to the synthetic field debate.*

The Action Plan provides a work plan to guide those responsible for open space and recreation management and land acquisition in the town. The Plan identifies responsible parties and partners, potential funding sources (where applicable), and priorities (high, medium, low).

SECTION 2 | INTRODUCTION

A. Statement of Purpose

On Nantucket, the preservation of land and open space, and access to it has been prioritized. The 2022 Open Space and Recreation Plan (OSRP) provides a strategy for the next seven years to protect open space and provide both indoor and outdoor recreational opportunities to Nantucket's residents and visitors alike. The OSRP Plan is primarily focused on municipal action, however, however, the long-standing and very successful partnerships with land conservation groups is fully recognized and the ongoing support of these organizations will be critical to future endeavors.

The planning process has been led by Planning and Land Use Services (PLUS) in coordination with other town departments, commissions, and private land stewards. This current edition of the OSRP builds upon the last completed plan in 2007 and the considerable work that was put forth to develop a DRAFT 2014 OSRP. In recent years, the following has been accomplished by the town and other partners:

- Land has been acquired for the purposes of wildlife and natural resource protection and public use and enjoyment.
- Playgrounds have been constructed.
- Field improvements have been undertaken.
- A new Parks and Recreation Commission with a mandate has been established.
- A new Parks and Recreation Manager position has been established and filled.
- A master plan for new sports and recreation facilities has been adopted for the high school campus.
- A feasibility study for a multi-use corridor for Tom Nevers Road has been completed.
- A parks and recreation master plan for 13 properties (public beaches, parks, recreation facilities, playgrounds, trail systems) has been completed.
- A new fieldhouse is being constructed at the Nobadeer property to serve recreational users.
- Existing bicycle facilities have been renovated, and new facilities have been constructed.

The OSRP also helps to ensure that the town remains eligible for state funding for open space preservation and park improvement projects including Parkland Acquisitions and Renovations for Communities (PARC), Local Acquisitions for Natural Diversity (LAND), and the federal Land and Water Conservation Fund (LWCF), which are administered by the Massachusetts Executive Office of Energy and Environmental Affairs. The implementation of the plan will primarily be the responsibility of Town Administration, Parks and Recreation Commission, Nantucket Islands Land Bank, and PLUS.

B. Planning Process and Public Participation

Planning Process

In 2020, PLUS received funds awarded by the Community Preservation Commission to be used to support completion of this 2022 Open Space and Recreation Plan and the development of an Island-Wide Trail Plan. Key town departments and other entities participating in the process included:

- Planning and Land Use Services
- Department of Public Works
- Parks and Recreation Commission
- Town Administration
- Conservation Commission
- Nantucket Islands Land Bank

Members of these entities, and others, played an integral role in the completion of the OSRP, providing information throughout the process and on-going review of submitted drafts. Consultants conducted stakeholder interviews with members of conservation and land protection groups, recreation providers, and farming advocates to document conservation and recreation programs and identify needs.

A public meeting was held in which consultants presented the findings of the planning process and preliminary goals and objectives. Participants offered input that helped to identify additional resource protection and recreation needs and further refine goals and objectives. The town's departments, boards and committees were invited to review and comment on the plan and the draft plan was posted for public review on the town's web page.

Input from other related study and master plan initiatives related to town parks and recreation, bicycle/multi-use corridors, municipal vulnerability and preparedness, natural hazard mitigation plan, long-range transportation plans has also helped to inform the OSRP.

Public Participation with enhanced outreach for Environmental Justice neighborhoods

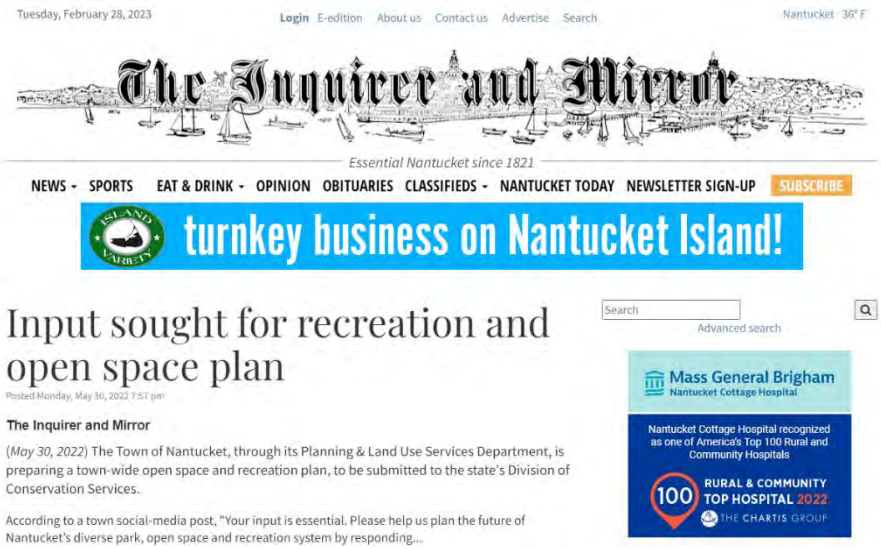
As Defined by the State of Massachusetts's Environmental Justice Policy, an Environmental Justice (EJ) population is determined by any of the following criteria:

- Households earn 65% or less of the statewide household median income
- 25% or more of the residents are minority
- 25% or more of the residents are foreign-born
- 25% or more of the residents are lacking English language proficiency

Based on these criteria and the 2020 census, a large portion of Nantucket's population, both by location and population distribution, are found within EJ neighborhoods. With such a prevalent distribution of EJ populations, Nantucket favored an inclusionary and dynamic public participation process that fully integrated EJ principals in the outreach process.

The Open Space and Recreation Plan 2022 survey was advertised by the Town of Nantucket, with support from Weston & Sampson as a consultant. With the objective to enhance public participation on the development of the plan, especially from the Environmental Justice Neighborhoods, the survey was advertised in the Town's webpage, on social media, and notices were distributed to the community via Town board and committee e-mail lists. Notices to conservation agencies, homeowner associations, recreation providers, and flyers were

posted at the public library, Town offices and at public meetings and workshop as well as in the local newspaper, Inquirer Mirror. All outreach documents, advertisements, written, digital, public meetings, and other means of participation were developed to provide an equal opportunity for residents to experience meaningful involvement in the development of the Open Space Plan. All advertisements and in person meetings were offered in English and Spanish languages with additional translation and interpretation services available to participants on as-needed basis. The survey summary can be found in the 'Analysis of Needs' (Section 7).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The Inquirer and Mirror

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turnkey business on Nantucket Island!

Input sought for recreation and open space plan

Posted Monday, May 30, 2022 7:57 pm

The Inquirer and Mirror

(*May 30, 2022*) The Town of Nantucket, through its Planning & Land Use Services Department, is preparing a town-wide open space and recreation plan, to be submitted to the state's Division of Conservation Services.

According to a town social-media post, "Your input is essential. Please help us plan the future of Nantucket's diverse park, open space and recreation system by responding...

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Nantucket Cottage Hospital recognized as one of America's Top 100 Rural and Community Hospitals

100 RURAL & COMMUNITY TOP HOSPITAL 2022 THE CHARTIS GROUP

The Inquirer and Mirror Newspaper, May 2022.[1]

Advertisement of the Nantucket OSRP 2022, through the Town's Socia Media Facebook Page, May 27, 2022.

[1] Input sought for recreation and open space, May 30, 2022, https://www.ack.net/stories/input-sought-for-townwide-recreation-and-open-space-plan,28797?

SECTION 3 | COMMUNITY SETTING

A. Regional Context

Nantucket Island is approximately 14 miles long and varies in width from three to six miles. It has a total area of 49.53 square miles (31,699-acres). Nantucket, which means "far-away island" in the Wampanoag language, lies 25 miles south of Cape Cod and approximately 38-miles southeast of the community of Woods Hole.

Nantucket Island is the main land mass of Nantucket County, which also includes the neighboring barrier islands of Tuckernuck and Muskeget, totaling an additional 1,636-acres.

Nantucket is served by ferry from the Massachusetts communities of New Bedford, Harwich Port, and Hyannis. Nantucket is accessible by airplane year-round from Boston, Martha's Vineyard, Hyannis and New Bedford, Massachusetts. Seasonal air service from Bedford (MA), Norwood (MA), Providence (RI), New Haven (CT), Newark, Teterboro (NJ), Westchester County (NY), White Plains (NY), New York City, Charlotte (NC), Philadelphia (PA), and Washington, DC. The nearest counties are Dukes County on the island of Martha's Vineyard to the West and Barnstable County on Cape Cod to the North. The Atlantic Ocean lies to the east and south.

Nantucket has more than 80 miles of remarkable beaches (many of them open to the public free of charge). and the island's quaint villages and distinct areas include:

- Siasconset, known as Sconset, has a range of summer homes from historical fishermen's houses to large modern residences and includes a village center.
- Polpis, Tom Nevers and the Moorlands surrounding Alter Rock are renowned for its natural beauty and pastoral landscapes, including many ponds, marshes, moors, cranberry bogs, and wide vistas.
- Surfside, Cisco, Dionis, and Madaket are popular coastal beach destinations beachgoers, surfers, and surfcasters.
- Wauwinet is located on a peninsula of land between the bay and ocean, boasting an unusual hardwood stand at Squam Swamp, wildlife refuges and other conservation land.

Because Nantucket extends far out into the Atlantic Ocean and is warmed by Gulf Stream waters, the island's climate is typically milder than the notoriously harsh climate throughout the majority of New England.

Regional Governance

Nantucket is one of Massachusetts' thirteen regional planning areas, for which the Nantucket Planning and Economic Development Commission (NP&EDC) is the Regional Planning Agency (RPA). The NP&EDC is unique among RPAs as it represents one town and one county. The Commission was established in 1973 "in order to plan for the orderly and coordinated development and protection of the physical, social, and economic resources of the island of Nantucket." The Commission is advisory, making recommendations to other governing bodies that are responsible for implementation and oversight of policies and regulations.

Because of Nantucket's rural characteristics (like Dukes County and Franklin County), the NP&EDC technically does not meet the federal criteria to also serve as the federally designated Metropolitan Planning Organization (MPO). An MPO is formed in urbanized areas

with a population of 50,000 or more. In Nantucket, the Massachusetts Department of Transportation (MassDOT) provides planning funds for transportation planning, essentially treating the island as an MPO. The Nantucket "MPO" consists of a decision-making body including MassDOT, the Highway Division of MassDOT, and the NP&EDC.

In its MPO role, the NP&EDC oversaw the completion of a Regional Transportation Plan and the 2020 Long Range Transportation Plan and continues to provide oversight to the development of "area plans" for the town. These area plans follow the criteria laid out by the state for comprehensive master plans (Chapter 41, Section 81D of the Mass. General Laws), but serve a specific geographic area of the town. Typically, the NP&EDC works closely with a citizen working group to complete the area plan. To date, area plans have been completed for Naushop Crossing (2014), Brant Point (2013), Surfside (2008), Greater Tom Nevers (2008), Sconset (2021), Madaket (2006), and Mid-Island (2003).

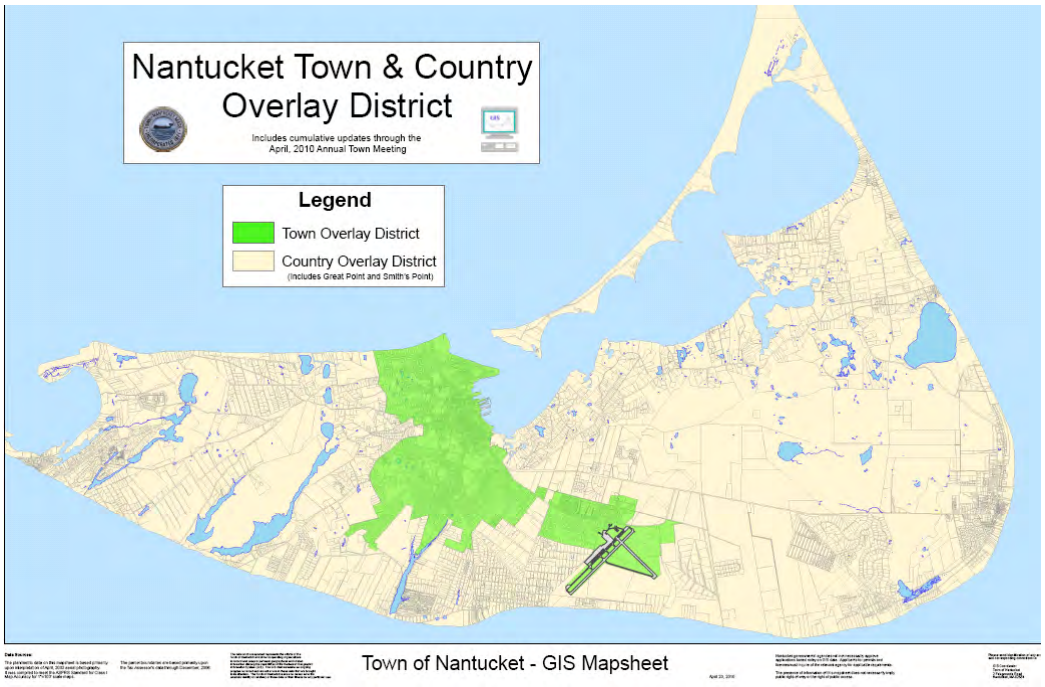
LANDSCAPE CHARACTER

Nantuckets natural landscape is comprised of ponds, moors and heath, dwarf trees and thickets, and cranberry bogs. Its built environment includes over 400 eighteenth and nineteenth century buildings and cobblestoned streets -- historic streetscapes that have remained largely intact since Nantucket's early days. The Island is also home to a diversity of established and emerging neighborhoods ranging from seaside villages to rural hamlets to suburban style subdivisions.

A principal objective of Nantucket zoning is to preserve Nantucket's character by supporting a greater density of development within an established Town Overlay District and to limit density throughout the rest of the island within the Country Overlay District. Areas outside of the Town Overlay District include the neighborhoods of villages including Cisco, Dionis, Madaket, Pocomo, Quidnet, Surfside, Tom Nevers, and Wauwinet.

Dionis Beach

TOWN AND COUNTRY OVERLAY DISTRICTS



Two adjoining islands are part of Nantucket. Located the furthest from Nantucket, Muskeget Island is undeveloped except for two buildings. Tuckernuck Island is sparsely developed, containing approximately 30 summer homes. Both Muskeget and Tuckernuck Islands hold significant ecological value, as they are largely comprised of threatened grassy heath and coastal heathland plant communities in addition to their vast dunescapes.

Nantucket's economy is heavily dependent on tourism and seasonal visitors. Therefore, the survival of the Island's natural, historic, and recreational resources, are essential to maintaining the island as a premier destination.

B. History of the Community

The Island's beginnings in western history can be traced to its reported sighting by Norsemen in the 11th century, but it was not until 1602 that Captain Bartholomew Gosnold of Falmouth, England first identified Nantucket on a map. As Europeans began to settle in the areas around Cape Cod, the Island became a place of refuge for the region's Indian tribes and continued to be a seasonal destination for fishing and harvesting of whales that washed up on shore.

The Island's original inhabitants were the Wampanoag Indians. Europeans didn't settle the island until 1659. Earl of Sterling was granted Nantucket, Martha's Vineyard, Long Island, and most of New York, in 1635 from King Charles I. Nantucket was then deeded from Earl of Sterling to Thomas Mayhew, a merchant of Watertown and his son in 1651. This purchase also included Tuckernuck & Muskeget islands.

The history of Nantucket's settlement by the Europeans, did not begin in earnest until 1659 when Thomas Mayhew sold his interest to the "nine original purchasers": Tristram Coffin, Thomas Macy, Christopher Hussey, Richard Swayne, Thomas Bernard, Peter Coffin, Stephen Greenleafe, John Swayne, and William Pike. These men were non-Puritans and separatist sympathizers. In 1660, the partnership of English owners enlarged to 20 members, or original proprietors of Nantucket. These proprietors also purchased the rights to the island from local

natives. This point also marked the start of the demise of the island's Indian population. Over the next century, the Wampanoag would be weakened by a combination of disease, alcohol, and servitude, all introduced by the European settlers.

The Island was incorporated as the Town of Nantucket in 1671, under the jurisdiction of the Province of New York, and its name was changed to Sherburne in 1673 by Royal Governor Francis Lovelace.[2] Before ultimately settling on the shores of the Great Harbor, the new settlers moved to the land surrounding the small, sheltered harbor called Cappamet, now Capaum Pond and Maxey's Pond, on the north shore, where the first European settlement – Sherburne – was established. Cappamet Harbor closed between 1716-1722 and the settlement slowly moved to Wesco and the present-day site of Nantucket town. In 1795, the town (now nestled on the Great Harbor) was named Nantucket (Wampanoag for "faraway land") and became unique in the country as an island, a county, and a town all with the same name.

From 1700-1750, Quakerism began to take root and, by the end of the eighteenth century, the Society of Friends was the major denomination on the island, a refuge for Quakers being persecuted in other areas of the Bay Colony. The Nantucket Quakers also became extremely influential in business and government matters. At least two meetinghouses were built in 1711 and 1731.

Nantucket's long-gone whaling fleet was responsible for lighting most of the world's oil lamps. From as early as the late seventeenth century, islanders knew of the utility of huge mammals, but it only took a brief time before the islanders discovered the unlimited uses of their various anatomical parts. By the early part of the 19th century, the island had reached the height of its prosperity and renown as the center of the world's whaling fishery. All islanders shared in the enormous profits that industry imparted, from a harbor front teeming with whaling-related commerce to a town replete with rooming and boarding houses. These glory days were reflected in the construction of grand homes for captains and merchants as symbols of wealth. Today, Nantucket Town remains one the finest surviving architectural and environmental examples of a late 18th-and early 19th century seaport town in New England.

For nearly 100 years, from the mid-1700s to the early 1840s, the island was the whaling capital of the world, with as many as 150 ships making port in Nantucket during its peak, out of 250 total ships in New England. In 1830, when Nantucket became the third most important commercial center in Massachusetts, it was still dominated by Quakers. In 1772, Nantucketers began manufacturing spermaceti candles, and by 1792 the town had 10 Candle factories. Within decades, however, the new wealth from whale oil drastically took a turn upon the advent of petroleum in 1838 when it began to replace whale oil as an illuminant, and the sperm whale itself became harder to find.

By the mid-1840s, sperm whales became scarce and kerosene, a less expensive alternative to whale oil, gained popularity. The demise of the whaling industry together with the "Great Fire" of 1846, which destroyed one-third of the town and the entire waterfront area, left the island impoverished, and the 1849 California Gold Rush found many young men traveling out west. In addition, sand bars in the harbor made it impossible for the increasingly heavier ships of the early 19th century to dock. Around 1843, Nantucket's whaling industry began to dwindle and New Bedford, Nantucket's Whaling rival, had more whalers called to port!

Though Nantucket lost its bounty and its masses, the character of its romantic and vital era was preserved. Homes built between 1820 and 1850, showcased the wealth of Whaling merchants and sea captains. Sea captains built their homes with a view of the harbor, while

[2] Nantucket Historic Properties Survey Plan, Public Archeology Laboratory, Inc., Report #4267, September 2022.

the Whaling merchants and ship owners built their elegant mansions on the upper part of Main Street, which became a tree-lined thoroughfare paved with cobblestones. As a result, Nantucket emerged as a popular tourist destination thanks to its historic appeal and its promise of the "necessary, invigorating and delightful indulgence of Sea Bathing," according to an 1828 claim. Nantucket was a port-of-call for transatlantic packets and coastal vessels from the early 1800s and, indeed, ranked third only after New York and Boston as a major port. When the whaling era ended, commercial shipping gave way to recreational boating. Daily excursions from the mainland on the graceful old steamers brought a new breed to Nantucket – the summer visitors. With the establishment of daily steamship service in 1872, it made Nantucket more accessible. Then in 1874, it increased to two times per day, and Nantucketers were eager for these visitors.

The first generation of "developers" on Nantucket sang the praises of pure air and saltwater bathing for health and pleasure. They built cottages and summer houses, advertising them in the Boston and New York newspapers. Prominent architect and Developer, Charles H. Robinson started to build summer cottages in Siasconset in the 1870s & 1880s. Island housewives took in summer boarders and great hotels were built in town, as well as on the seashore at Brant Point, Surfside, and Siasconset.

It was not until around 1880' that the American tradition of summer vacations was firmly established, and it was then that Nantucket was discovered to be just about the ideal spot for vacationing. As the summer population expanded, summer people created their own institutions the island. This included a non-denominational church, the Siasconset Casino and the Sankaty Golf Club. Once entrenched, tourism became the principal source of income for island residents. [3]

Since 1950s, a diverse group of organizations and agencies have been established with the common goal to protect, preserve, and restore Nantucket's natural resources.

In 1955, Nantucket was one of the first communities in the nation to establish a local historic district. Originally encompassing only, the Old Town and the Village of Siasconset, the local historic district regulates exterior changes. The district was expanded in 1971 to include the entire island as well as the islands of Muskeget and Tuckernuck. In 1966, Nantucket's historic district was designated as one of the country's first National Historic Landmarks (NHL). In 1975, the NHL was expanded to cover all Nantucket island as well as the two outer islands.[4] New updates to the NHL require any new construction to conform to the historic character of the district and island.

In 1963, The Nantucket Conservation Foundation was created with the understanding that the best way to protect land is to own it. Beginning with an initial donation of less than one acre, it has since become the most successful land conservation and protection effort on Nantucket island. Beaches, hardwood forests, dunes, shrublands, bogs, heathlands, marshes, grasslands, meadows, and ponds make up their holdings, representing over 30% of the island's total land area. Today, it is one of the island's largest landowners, responsible for protecting over 9,000-acres of distinctive natural areas from development.

In 1975, Nantucket National Wildlife Refuge (NWR) was created to carry out the national migratory bird management program. The Refuge, which is cooperatively managed with The Trustees of Reservations, encompasses 24-acres at Great Point.

[3] This section from 2007 Open Space & Recreation Plan with contributions from Nantucket Chamber of Commerce and the Nantucket Historical Association's Research Center.

[4] Nantucket Preservation Trust, https://www.nantucketpreservation.org _ 2023

Established in 1983, the Nantucket Islands Land Bank was the first program of its kind in the United States, conceived by Nantucket's Planning Commission, and adopted by the voters of Nantucket.

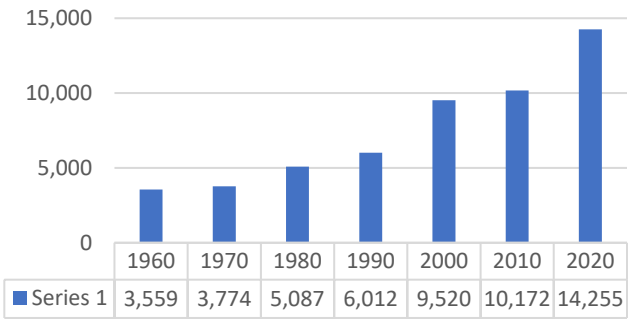
In 2021, Nantucket became a Certified Local Government with the National Park Service. The Certified Local Government Program is a Federal Preservation Partnership between local, state, and national governments focused on promoting historic preservation at the local level.[5]

C. Population Characteristics

Population Trends

The population in Nantucket has nearly tripled in the last fifty years, a substantial change for a small island community. Increased population has resulted in more dwellings, vehicles, infrastructure, and overall activity. Areas that had been sparsely populated - particularly the central mid-island neighborhoods adjacent to the schools and reaching the airport - became developed with new housing, thus changing the historic character of those neighborhoods. Much of this growth occurred between 1990 and 2000, when the island experienced nearly 60% growth.

Nantucket Population Growth, U.S. Census, 1960-2020



According to the U.S. Census 2020, some 14,255 people live in Nantucket year-round. It is estimated, however, that Nantucket's summer population exceeds the year-round population by nearly a factor of four; the island's population swells to approximately 40,000 to 50,000 persons every year during the peak months of July and August. The shoulder seasons of spring and fall remain active times on Nantucket with winter being an annual low point for the island's population, as many year-round and seasonal residents leave for warmer destinations.[6] The recently completed Long Range Transportation Plan projected population growth to approximately 11,804 by 2030 and 12,212 by 2040 and the 2020 U.S. Census data reports that these figures have already been exceeded.

Nantucket is among the most prestigious areas of the nation for a summer or second home address. In fact, economic indicators assessing the value of vacation homes and anecdotal evidence all suggest that the summer population of Nantucket is wealthier than most other second home areas of Massachusetts. In the Spring of 2020, the COVID-19 pandemic affected the year-round population on Nantucket, as second homeowners fled their primary residence, often located in congested cities and towns along the eastern seaboard, for the spacious island environs of Nantucket. This sudden change in population during the shoulder

[5] Nantucket Certified Local Government - July 2021, June 2022 Report (PDF).
[6] *Ibid*

season affected natural resources and recreation amenities because people eager to be outside the isolation of their homes were using Town parks, trails, beaches, and other open spaces during a typical rest period on the island. The COVID-19 pandemic has also led to a major cultural shift in the way that some people are now able to work, remotely. Places like Nantucket that once had small year-round communities with surges of summer tourists, are now seeing increased populations throughout the year as people purchase their 'forever homes' and work remotely rather than visiting Nantucket during the summer season.

Both typical seasonal shifts seen annually on Nantucket as well as the temporary migration of residents during the recent global health crisis have resulted in serious impacts on the island's natural resources and recreation amenities. Open space and recreation planning needs to account for the increased use pressures of the summer season primarily while considering the current trends and projected population growth expected for Nantucket in the future, as seen in the increasing year-round population over the last ten years. The 2010 and 2020 U.S. Censuses shows a 40.1% change in Nantucket County's year-round population. This increase along with a surge in population during the summer months poses additional challenges to providing sufficient maintenance and programming at existing recreation sites for tourists and residents.[7]

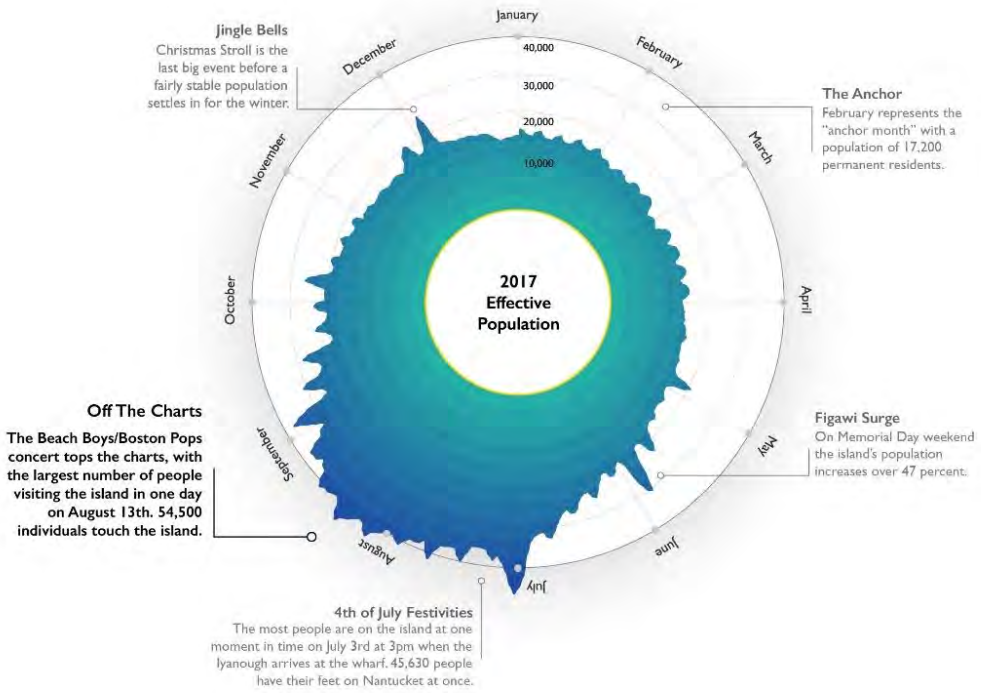


Image credit: Nantucket Data Platform. The chart starts with the population of 17,200 in February of 2017. The dips show when people leave, and the high peaks show major weekend events. The peak season climaxes mid-August, with the Boston Pops playing on the beach. Weekend activities such as weddings are apparent until October when tourist activity subsides for the fall. Christmas Stroll is the final fluster of activity, with a population increase of around 25%. The data includes the activity of ferries, major airlines, private boats, and private planes using general aviation at the airport.[8]

[7] Abdallah, Jocelyn, et al., "Improving Parks and Recreation on Nantucket, MA" report, December 12, 2017.

[8] Nantucket Data Platform, https://nantucketdataplatform.com/

Population Density

Population growth on a confined island directly relates to increased population density. The population density in 2020 was 308.6 people per square mile compared to 76 people per square mile in 1970. The population density changes during the summer months with 475 people per square mile.

Population density influences demand for public outdoor parks and recreation spaces. Nantucket's largest concentration of year-round residents live in the central or mid-island area of the island, although dwellings are found throughout the island. In high density areas, residences may lack private yard space. Typically, these areas would benefit from neighborhood parks or playgrounds.

Nantucket ranks near the bottom 25% in the state for population density (94 communities are less densely settled while 256 communities are more densely settled). However, Nantucket is unique in that its summer population swells to approximately 40,000-50,000 people in the months of July and August. Communities with similar densities with both year-round population density and summer population density are listed in the figure below.

Population Density, 2020[9]

Community	County	Population Density (Persons per square mile)
Holland	Hampden	199
Hatfield	Hampshire	200
Westminster	Worcester	231
Southampton	Hampshire	214
NANTUCKET	Nantucket	308.6
Brookfield	Worcester	218
Berlin	Worcester	241
Orange	Franklin	210

SUMMER Population Density, 2020

Community	County	Population Density (Persons per square mile)
Westfield	Hampden	870
Leominster	Worcester	1,504
Fitchburg	Worcester	1,489
Attleboro	Bristol	1,749
NANTUCKET	Nantucket	1,009
Westfield	Hampden	870
Marlborough	Middlesex	1,915
Barnstable Town	Barnstable	850

Another way to gauge a community's development pattern is to compare the ratio of population to miles of road. Communities that have a small population in relation to miles of

[9] U.S. Census data, 2020 and online research of total land area for each community, excludes water areas.

road tend to be less compactly settled and vice versa. Nantucket ranks near the bottom 25% in the state for this comparison as well. Communities with similar ratios are listed below.

POPULATION AND ROAD MILES, 2018[10]

Community	County	Ratio of Population per Mile of Road
Dennis	Barnstable	69.3
Warren	Worcester	67.2
Rochester	Plymouth	77.1
Harwich	Barnstable	78.6
NANTUCKET	Nantucket	101.3
Sterling	Worcester	75.1

The following table shows the distribution of population and housing units within the town's six census tracts and the following map shows the location of each census tract. The population listed in the table only reflects year-round population. Therefore, in areas with a high number of seasonal homes (such as on the east and west ends of the island), the housing unit density will be higher than the population density.

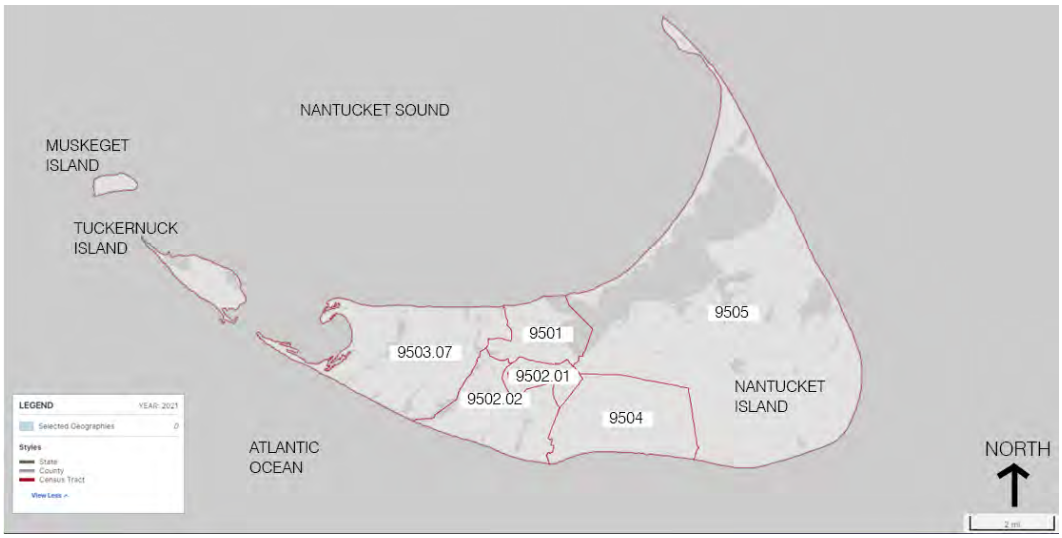
POPULATION AND HOUSING BY CENSUS TRACT, 2020[11]

Census Tract	Size (Square Miles)	Population	Pop density	Housing units	Housing density
9501	2.1	1,716	823.0	3,116	1,484
9502.1	1.2	3,683	2,954.8	1,793	1,494
9502.2	4.1	2,996	726.0	1,476	360
9503.07	9.5	524	55.1	1,129	119
9504	5.6	3,571	632.5	1,880	336
9505	23.6	1,765	74.9	2,775	118

[10] U.S. Census data, 2020 and MA Department of Revenue, Division of Local Services, Road Miles by Municipality, 2018.

[11] US Census Bureau 2020

NANTUCKET'S CENSUS TRACTS, 2020



AGE OF RESIDENTS

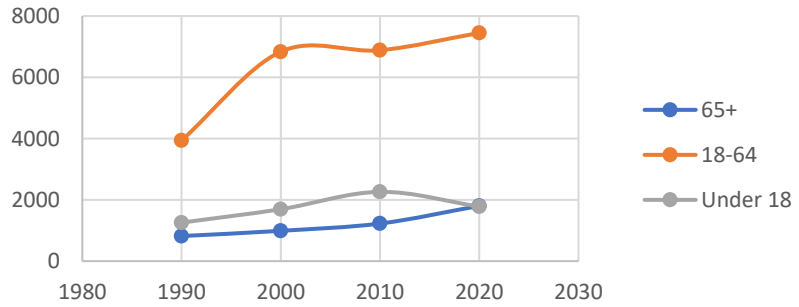
Age of residents can affect the demand for specific types of outdoor recreation. While residents of all ages differ in their recreational needs based on individual interests, some assumptions can be made about the demand for facilities based on demographics. Families with young children tend to need neighborhood playgrounds. Teenagers and active adults need playing fields for team sports, and increasingly, areas for healthful exercise such as walking, running and court sports. Elderly residents generally seek pleasant places to walk, sit outdoors, view wildlife, and gather with friends. A higher prevalence of retirees and empty nesters may create a demand for a variety of adult recreation programs.

As is the case in other communities in New England, the population of Nantucket is aging. The median age rose from 39.4 years in 2010 to 41.7 years in 2020.[12] In comparison, the median age in the 1980s was 34.8 years, in the 1990s was 35.5 years, and in the 2000s was 36.7 years. The 25 to 34 age cohort is the largest portion of Nantucket's population (2,080 people) followed by the 45 to 54 age group (1,766 people) and the 35 to 44 age group (1,592 people). Combined, these three age groups represent 48.6% of the total population in 2020.

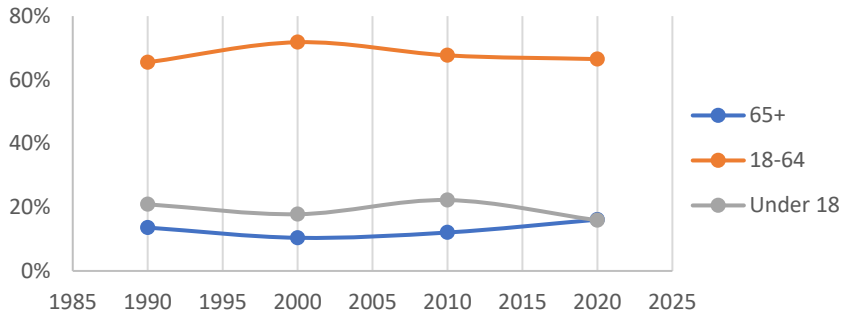
Nearly 16.1% of the population was aged 65 years or over. This age bracket has seen a 4% increase in the last 10 years. Nantucket's younger residents (18 years and under) comprised 15.9% of the total population in 2020, however this age cohort has decreased by 6% since 2010. The 2020 U.S. Census data shows there are nearly as many children as retirees or elderly persons on Nantucket and that adults of working age comprise the majority of bracket on the island. Given this age spread, Nantucket should evaluate existing recreational resources to assure they are adequately accommodating all age groups, including providing both passive and active recreational opportunities.

[12] US Census Bureau 2020

NUMBER OF RESIDENTS BY AGE



PERCENTAGE OF RESIDENTS BY AGE



HOUSEHOLD AND FAMILY CHARACTERISTICS

Population characteristics can influence community preferences for open space and recreation. For example, single-parent households may increase the demand for public recreation programs that can serve as childcare during work hours. A large percentage of individuals living alone may increase interest in organized adult recreational programs as people seek out social interactions. A high number of families with children can influence demand for playgrounds and youth recreation programs.

The following table provides a snapshot of family and household characteristics. A *family* is defined by the US Census as *a group of two or more people who reside together and who are related by birth, marriage, or adoption*. A *household* includes *all the people who occupy a housing unit as their usual place of residence*. Not all households contain families since a household may comprise a group of unrelated people or one person living alone. Families and non-family households together make up the total number of households in a community as defined by the US Census. Households do not necessarily equal the total number of housing units as housing units include vacant as well as occupied units.[13] Furthermore, there may be more than one household in a housing unit (family and non-family members living in the same unit will be counted separately).

On Nantucket there has been an increase in the total number of households and the average household size, with an increase by an entire person (from 2.4 persons/household in 2010 to 3.36 persons/household in 2020). The household characteristics in Nantucket that influence

[13] At the time of publication, the 202 U.S. Census had not yet released data sets on percentages of households defined as 'vacant' [meaning not resided in all-year round] but used as summer homes or seasonal rentals.

open space and recreation needs are the increasing number of seniors living alone who may seek out recreation opportunities as a form of social connection.

HOUSEHOLD COMPOSITION, 2000-2020[14]

Household or Family Type	2000	2010	2020
Total Households	3,699	4,229	4,031
Average household size	2.37	2.39	3.36
Households with individuals under 18 years	28.3%	28.7%	29.5%
Households with individuals 65 years and over	19.5%	21.4%	37.5%
Families with school age children	26.9%	27.0%	26.5%
Two-parent families with school age children	20.6%	20.1%	24.9%
Single parent families with school age children	6.3%	7.0%	1.7%

HOUSING

Type and location of housing may influence the demand for access and availability of recreation areas and programs. For example, those in dwelling units with no yards or with shared community spaces may seek out public parks and recreation areas more frequently. Housing needs can occasionally conflict with open space and recreation needs particularly in communities where available land is scarce. Vacancy rates and seasonal fluctuations in occupancy influence demand for open space and recreation facilities and programs.

Based on the most recent U.S. Census figures, there were 12,169 total housing units on Nantucket in 2020, a 4.7% increase since 2010. 2020 U.S. Census data indicated that 5,478 housing units were occupied year-round that year while 6,691 units remained vacant (possibly used as second homes or seasonal rentals). The 2020 American Community Survey Five-Year Estimates shows slightly different figures: 3,709 occupied housing units with 69.1% were owner-occupied (2,872 units) and 30.9% were renter-occupied (1,159 units) throughout the year. If it is assumed that housing units classified as vacant in the U.S. Census are seasonal housing rented during Nantucket's high summer season, then seasonal housing units have increased by 14.5% over the last decade; that is, from 7,389 seasonal housing units in 2010 to 8,460 seasonal housing units in 2020. Estimates report that about 80.4% of Nantucket's total housing is single family, one-unit structures, however, there have been some growth in 2-or-more unit structures since 2010 as well.

CHAPTER 40B

The median household and family income estimates for Nantucket are higher than neighboring Barnstable and Dukes Counties and higher than the state of Massachusetts. Although the town's population has relatively high-income levels there are still some low-income households. 4.7% of families have incomes of less than $35,000 and the poverty rate for seniors 65 years and over on the island is 5.2%. While these figures are small, it is important to consider the provision of recreational opportunities that are easy to access and affordable for the island's most financially vulnerable groups.

[14] US Census Bureau 2020

HOUSEHOLD AND FAMILY INCOME, 2020[15]

	Median Household Income	Median Family Income	% of People whose Income is below Poverty Level
Nantucket 2020	$112,306	$116,193	6.3%
State of Massachusetts 2020	$89,645	$113,822	9.8%
Nantucket 2010	$83,347	$89,728	7.2%
State of Massachusetts 2010	$62,072	$78,653	11.4%

Nearly half (47.5%) the year-round population of adults aged 25+ years have attained a bachelor's degree or higher while 17.3% of the total adult population have no degrees beyond highschool.

The unemployment rate was 5.8%, according to the 2020 American Community Survey 5-year Estimate, however this figure is not seasonal adjusted. The seasonal fluctuation of the unemployment rate is related to fluctuations in the labor force, which are caused by migrations of workers who do not live on Nantucket year-round but come to work during the island's high summer season or alternatively, are Nantucket residents who enter and leave the labor force on a seasonal basis. The Massachusetts Department of Economic Research Municipal Employment calculated a 7.6% rate of unemployment in the low season of December of 2022 and a 3.1% rate of unemployment during the high season of July 2022.

- The 2020 U.S. Census American Community Survey and Massachusetts Department of Economic Research 2021 Municipal Employment indicated the same four to five highest-employing industries on Nantucket, just in different orders. Ranking among the largest portions of the labor force between 2020-2021 were:
- Construction
- Retail Trade
- Accommodation & Food Services
- Education Services, Healthcare & Social Assistance
- Administration & Waste Management Services

A reflection of the seasonal tourist economy, most jobs cater to the influx of summer visitors to Nantucket.

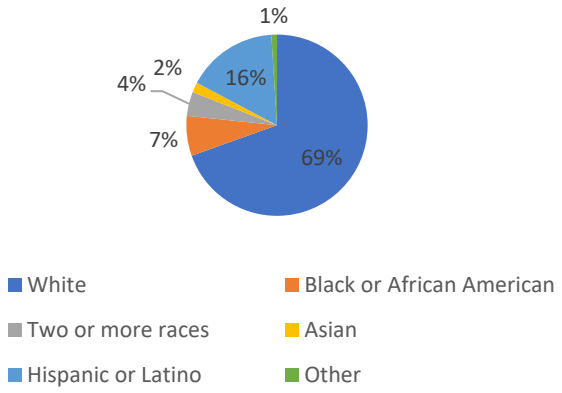
Location and type of employment as well as education level can influence how and when people choose to recreate. It is important for the town to continue to provide a range of open space and recreation options to meet the needs of people with different lifestyles and abilities.

[15] American Community Survey 5-Year estimates for Nantucket and counties, 1-year estimates for state (2020)

DIVERSITY

Nantucket's racial and ethnic population has diversified between the last two U.S. censuses. In 2010, 88% of Nantucket's residents identified themselves as 'white alone' while this figure has decreased to 69.4% in the 2020 U.S. Census.[16] This percentage is slightly higher than the state-wide statistic of 67.5% in 2020. The following figure represents the portion of the population identifying themselves with one or a combination of the following racial or ethnic groups.

NANTUCKET'S POPULATION CHART, 2020



Nantucket's Black or African American population of 7.1% is just above the Commonwealth of Massachusetts' rate of 6.5%. The island's Hispanic population (people of any race identifying themselves as Hispanic or Latino) grew faster than the state-wide rate between 2020 and 2010. In 2020, the Hispanic population on Nantucket was 16%, which was higher than the state's Hispanic population of 12.6%. An estimated 18.7% of the total resident population over 5-years of age speaks a language other than English at home.

ENVIRONMENTAL JUSTICE AND EQUITY

In 2002 the Massachusetts Executive Office of Energy and Environmental Affairs (EOEEA) adopted an Environmental Justice Policy to provide equal protection and meaningful participation for all Massachusetts residents with respect to environmental regulations and policies. This policy also supports equitable access to environmental assets, which include parks, open space, and recreation areas.

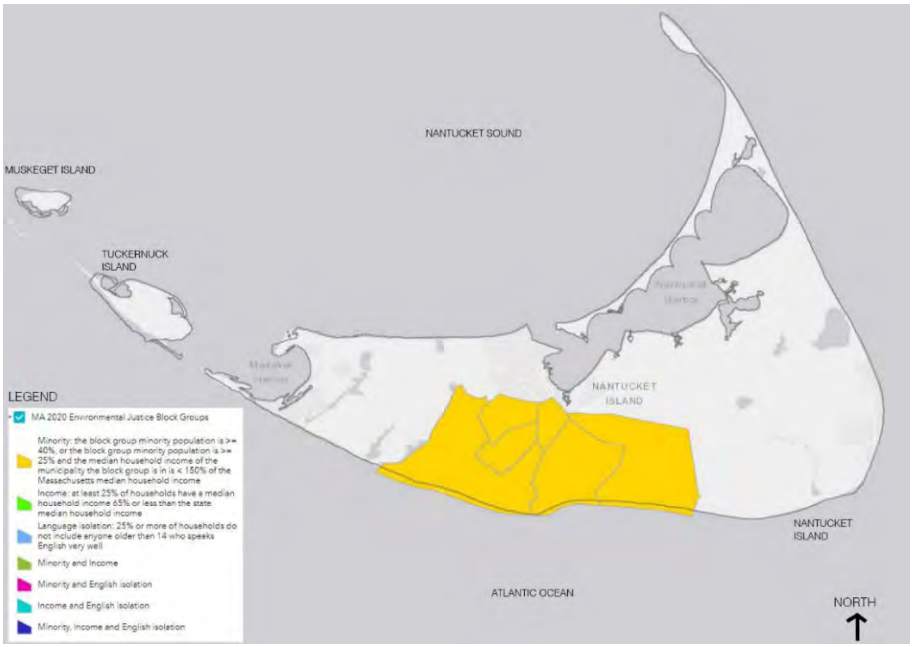
The Commonwealth of Massachusetts defines an environmental justice community as a Census Block that meets one or more of the following thresholds:

- An annual median household income equal to or less than 65 percent of the statewide median ($89,645 in 2020, so equal to or less than $58,269); or
- 25% or more of the residents identify as a race other than white; or
- 25% or more of households have no one over the age of 14 who speaks English only or very well.

In Nantucket, Environmental Justice neighborhoods are primarily located in the Core Area, Brant Point, and neighborhoods north of Cliff Road, as well as in the South Shore, Surfside, and the Airport neighborhoods.

[16] It should be noted that improvements to census questions on race and Hispanic origin, also known as ethnicity, occurred between the 2010 and 2020 U.S. Censuses.

NANTUCKET'S ENVIRONMENTAL JUSTICE POPULATION MAP, 2020[17]



D. Growth and Development Patterns

PATTERNS AND TRENDS

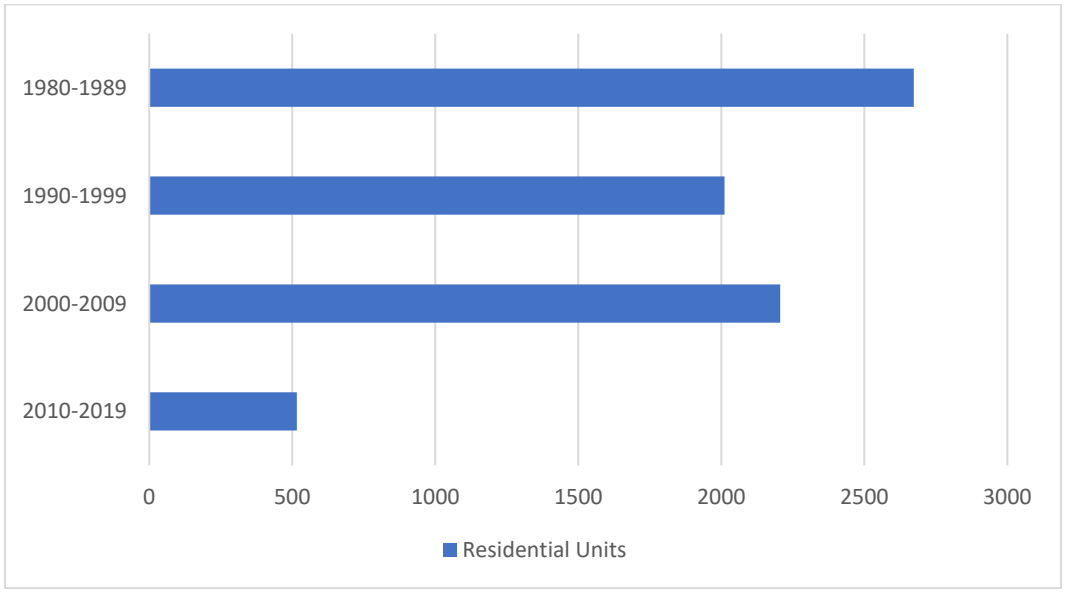
Just over 60% of the land in Nantucket is classified as tax-exempt governmental land including open space or conservation land. Residential parcels make up the second largest land use on the island covering 29% and only 1% of the island is dedicated to commercial land. The 2020 Nantucket Long Range Transportation Plan notes a high demand for seasonal vacation homes, which may lead to intense development pressure. Recent residential growth has occurred in suburban-style neighborhoods outside of the historic core district, building on formerly undeveloped parcels. The amount of tax-exempt property has remained relatively stable since the early 2000s.

[17] MASSACHUSSETS ARCGIS, https://mass-eoeea.maps.arcgis.com/apps/webappviewer/index.html?id=1d6f63e7762a48e5930de84ed4849212

NANTUCKET ANNUAL NEW PRIVATELY-OWNED RESIDENTIAL UNITS

In a community as built out as Nantucket, where housing costs remain high, demand for housing can sometimes present a challenge for open space protection efforts. While market demand may remain strong, land available for new housing development is scarce.

HOUSING GROWTH PER DECADE ON NANTUCKET



INFRASTRUCTURE

TRANSPORTATION SYSTEMS

Nantucket has three points of entry: The Nantucket Memorial Airport, the Steamship Authority (SSA) terminal (Steamboat Wharf) and the Hyannis Terminal (Straight Wharf). The SSA ferry service provides the only means of transportation to the island for automobiles and trucks.

Once visitors reach the island there are different inter-modal options for getting around the Island. Both the SSA Wharf and the Straight Wharf are in the downtown core district which provides access to taxis, the Nantucket Regional Transit Authority (NRTA), shuttles, private tour buses, rental cars, bikes, or mopeds, and privately operated vans that service several hotels located outside of the downtown core district. The downtown core district's lodging, dining, and shopping attractions are within walking distance of the ferry terminals. Other commercial venues exist in the mid-island, Old South Road corridor and the small village settings around the island.

THE NANTUCKET MEMORIAL AIRPORT is located approximately 2.5 miles from the downtown. Private automobiles, taxicabs, bicycles, and rental cars can provide transit to and from the Airport. In addition, the Airport also operates a 300-car parking lot which charges a per night fee for overnight parking.[18]

THE NANTUCKET REGIONAL TRANSIT AUTHORITY (NRTA) The Nantucket Regional Transit Authority (NRTA) was activated in 1993 to alleviate downtown traffic congestion and create parking opportunities in the downtown core. Since it began operations in 1995, service has been significantly expanded to meet the community's demand. NRTA has expanded the number of operating days, and has added service to Madaket, Sconset, Surfside Beach, Jetties Beach, and between downtown and Nantucket Memorial Airport. The NRTA has also set up inter-modal amenities to make it easier for people to transition from car, bike, or foot to the shuttle and vice versa. There are five designated park-and-ride lots and all buses are equipped with bike racks. The NRTA provides advanced reservation door-to-door van service for the elderly 60 years of age and older, and persons with disabilities. [19]

PRIVATELY OPERATED TOUR BUSES are run by Barrett's Tours, Gail's Tours, Inc., Historic Nantucket Tours, Betty's Tours and All Point Tours for historic site-seeing tours of Nantucket. Also, a few of the resort hotels operate private vans for their guests.

Taxis and transportation network companies (TNCs) such as Uber and Lyft both play an important role in Nantucket's transportation network. Many visitors to the island do not bring a car and these private transport services provide an important door-to-door transportation service, complementing NRTA fixed-route service. Taxis and TNCs have dedicated parking spaces at the Airport, and taxis have dedicated spaces at the ferry terminal. TNCs ridership increased by 21% between 2018 (295,596 rides) and 2019 (358,715 rides). Ten cents from every ride originating in these municipalities is returned to them through the per-ride assessment. These assessments on the rideshare companies have been allocated towards mitigating the impacts of TNCs on the region. Funds collected from the 2018 rides, for example, funded cobblestone repairs on streets in Nantucket."

Shared Micromobility options (dockless bikes, e-bikes and scooters for rent via smartphone) have been proposed for the island of Nantucket. Aimed at accommodating all users and abilities while reducing greenhouse gasses, shared micro-mobility is seen as a healthy and equitable form of transportation increasing in popularity across U.S. cities. According to the National Association of City Transportation Officials (NACTO), "people [in the United States]

[18] *Ibid*

[19] Nantucket Regional Transit Authority, https://nrtawave.com/

took 136 million trips on shared bikes and scooters in 2019, a 60% increase from 2018."[20] The Nantucket Select Board reviewed an application for a bike-sharing pilot program in December 2019, however given the timing near the start of the COVID-19 pandemic, it remains unclear whether this pilot program ever proceeded on the island.[21] In addition, Micromobility was referenced in question six of a public outreach survey included in the 2020 Nantucket Long Range Transportation Plan. It was identified as a potential "Multi-Use Path / Complete Street project [that had been] recommended in previous planning efforts," but received the least level of support among the other bike path and sidewalk improvement projects listed in the question.[22] Other planned improvements queried in the recent Transportation Plan survey for both bicycle and pedestrian infrastructure included several sidewalk improvement projects, a specific In-Town bike route and six multi-use paths throughout the island.

The island has an expansive network of pedestrian sidewalks and bike paths, which provide multi-generational passive recreation opportunities for Nantucket residents and visitors. The pedestrian circulation network within a half-mile radius of downtown Nantucket is extensive, however limited sidewalks are available outside of downtown. Several bike paths are located outside of the downtown area along scenic rural roads and are shown in the following page.

[20] National Association of City Transportation Officials (NACTO) webite, https://nacto.org/shared-micromobility-2019/.

[21] Town and County of Nantucket Select Board, Agenda for the Meeting of Select Board, December 18, 2019. Agenda Item xl1. https://www.nantucket-ma.gov/AgendaCenter/ViewFile/Agenda/_12182019-8127

[22] 2020 Nantucket Long Range Transportation Plan, survey question 6, page 21.

NANTUCKET BIKE PATHS[23]

Name	Limits	Length (miles)	Width (feet)
Airport Rd.	From Old South Road to Airport Entrance Driveway	0.25	10
Bartlett Rd.	From Surfside Rd. to Raceway Dr.	0.9	6 to 10
Boulevarde	From Surfside Rd. to Lovers Ln.	0.7	10
Cliff Rd	From Eel Point Rd. to Sherburne Tpk.	1.6	9 to 10
Eel Point Rd	From Madaket Rd. to Dionis Beach	0.9	9
Fairgrounds Rd.	From Old South Rd. to Surfside Rd.	0.9	10
Hummock Pond Rd.	From Milk St. exit to Cisco Beach	2.5	10
In-town Route	From Washington St. exist to Goose Pond Ln. (Goose Pond); From Goose Pond Ln (Orange St) to Spruce Street (bike lanes)	0.24	10
Madaket Rd.	From Quaker Rd. to Madaket Beach	5.6	8
Milestone Connector	From Old South Rd to Milestone Rd	0.3	10
Milestone Rd. (South side of road)	From the Rotary (intersection of Orange St., Sparks Ave., Old South Rd., and Milestone Rd.) to Main St. / New St. in 'Sconset	6.4	8
Milk St. Exit	From Mt. Vernon St. to Hummuck Pond Rd.	0.48	8
Nobadeer Farm Rd.	(East side of road) from Milestone Rd. to Sun Island Rd. (West side of road) from Nobadeer Farm Rd to intersection of Hinsdale Rd and Macys Ln	0.5	9 to 10
Old South Rd.	From Milestone Rotary to Airport Rd/Macy's Ln.	1.0	10
Polpis Rd	From Milestone Rd. to Anne's Ln. in 'Sconset	8.2	8
Prospect St.	From Surfside Rd. to N Mill St.	0.3	8 to 10
S Shore Rd.	From Surfside Rd to end of pavement	1.0	10
Surfside Rd.	From Surfside Rd. at Vesper Ln. to Surfside Beach	2.5	8

WATER SUPPLY SYSTEMS

Nantucket has two separate water systems that supply approximately 60% of the island's homes with public water. These two systems are not directly connected to each other though they are both currently managed by the town owned Wannacomet Water Company.

WANNACOMET WATER COMPANY (WWC) is funded through an Enterprise Fund of the Town of Nantucket. An Enterprise Fund is a fund to account for an operation for which the Town charges user fees to pay for services to the public. The WWC is governed by an elected five-member Board of Water Commissioners charged with the administration and operation of the Company and overseeing water services provided to the Town of Nantucket.

The WWC was founded in 1890 and has over 102 miles of distribution mains providing water to 6,800 service connections serving primarily the central area of the island. Every year, approximately 100-200 new connections are established. WWC's water is a groundwater supply. WWC pumps groundwater from five different groundwater wells located in Nantucket's Sole Source Aquifer. The aquifer is separated into three layers. The upper aquifer ranges to a depth of 85-feet. At 85-feet, there is a small semi-confining layer that separates the upper from the middle aquifer. The middle aquifer extends down to approximately 200-feet. At that depth is a large confining clay layer that separates the middle from the lower aquifer. All the wells are in one Zone II primary recharge area. They also have Zone 1 protection areas which extend for a radius of 400-feet. Two of the five wells are located in the upper aquifer with a high vulnerability to contamination due to the absence of

[23] Long Range Transportation Plan, 2020

hydrogeologic barriers (i.e., clay) that can prevent contaminant migration. Three of the wells are located at a depth of 150-feet and are below a semi confining layer that may provide some protection from contamination. Rainfall recharges the water supply. The annual recharge to the aquifer from an average of 43 inches of precipitation replenishes the amount of water pumped from all sources.[24]

The wells are located throughout the mid-island:

- Wyers Valley (located near the intersection of Milestone and Old South Roads) Well #15 a gravel pack well that pumps water from a depth of 75ft. Well #15 can discharge approx. 650 GPM.
- Wyers Valley Well #16 a gravel pack well that pumps water from a depth of 75ft. Well #15 can discharge approx. 650 GPM.
- Wyers Valley Well #12 a gravel pack well which pumps water from approximately 150 ft. and can discharge 630 GPM.
- State Forest Pump #13. The State Forest well is located off Lovers Lane and pumps water from a depth of approximately 150 ft. and can discharge 1000 GPM but currently runs at 840 GPM.
- North Pasture Well #14. The North Pasture well is located off Polpis Road and pumps water from a depth of 150ft. Well #14 can discharge 950 GPM but currently runs at 800 GPM.

Wannacomet has two water storage tanks that can hold a combined 4 million gallons (MG). The storage tank at Washing Pond Rd is a 2 MG storage tank. The North Pasture storage tank located off Polpis Road is also a 2 MG tank.

WWC has completed extensive geophysical investigations to determine the potential for saltwater intrusion on drinking water supplies. The data collected is being used to create a 3-D saltwater intrusion model that will allow WWC to look 60-70 years ahead to see how the pumping rates affect the groundwater. The model will give WWC another tool for managing its water supply. The geophysical exploration and extensive monitoring well drilling program have shown that Nantucket has an enormous supply.

Sconset Water is managed by Wannacomet Water Company and has over 800 service connections. The water is sourced from two ground water well systems and is pumped through approximately 20 miles of piping and into a 400,000-gallon storage tank. As shown on Map 8, all the wells are located in one Zone II primary recharge area. They also have Zone 1 protection areas which extend for a radius of 400-feet. The wells are located in an aquifer with a high vulnerability to contamination due to the absence of hydrogeologic barriers (i.e. clay) that can prevent contaminant migration.[25]

- A shallow dug well system consisting of four dug wells that can discharge at 266,000 gallons per day (GPD) serves as one of the supplies; and,
- A gravel pack well that pumps water from approximately 60 ft. and can discharge at 580,000 GPD.

As long as there is a sufficient number of wells, Nantucket is not expected to lack quantity but instead to be faced with the challenge of protecting water quality as demand and land use impacts increase. Currently, Nantucket's water quality is excellent and requires no treatment. However, potential contamination from both point and non-point sources of pollution is a constant concern. There are three main groundwater supply regions in Nantucket: one in the

[24] Wannacomet Water Company 2019 Annual Water Quality Report

[25] Source Water Assessment and Protection Report for Siasconset Water Department

central downtown area, one in Sconset on the eastern tip of the island, and one in Madaket on the western tip of the island, which is a transient non-community well and cannot be considered a community groundwater well.

Nantucket's current water distribution system extends to approximately 60% of the town's land area. Extensions to Cisco Avenue are being planned. Around 60% of residences are on town water, the remainder being supplied by private wells. Although about half of the town's central wellhead protection district is sewered, large portions are not. It is crucial that unprotected areas within all three wellhead protection zones be permanently protected wherever they are not and the same be done for potential future wellhead areas.

Source Water Assessment and Protection

The Source Water Assessment and Protection (SWAP) program, established under the federal Safe Drinking Water Act, requires every state to:

- Inventory land uses within the recharge areas of all public water supply sources.
- Assess the susceptibility of drinking water sources to contamination from these land uses.
- Publicize the results to provide support for improved protection.

In 2003 and 2004, SWAP reports were compiled by the Massachusetts Department of Environmental Protection with assistance from the water department staff to inventory land uses within the Wellhead Protection District (WPD) and assess their potential to negatively impact the aquifer.[26]

The SWAP reports for the Wannacomet Waster Company and the Siasconset Water Department gave a high overall ranking of susceptibility to contamination for the systems based on the presence of at least one high threat land use within the water supply protection areas. However, the reports also commended the town for proactive measures to help prevent contamination, including the completion of Wellhead Protection Plans. Key land uses and protection issues identified in the SWAP reports are summarized below:[27]

- At the time of the SWAP report, an above ground storage of diesel fuel existed in the Zone I area of the Milestone #1 Wellfield. The report recommended measures to ensure protection from contamination.
- At the time of the SWAP report, there were several residences with septic, a bike path, and a baseball diamond located within the Zone 1 area of the wells for the Siasconset Water Department. The report recommended measures to ensure protection from contamination.
- Residential land uses are common throughout the Zone IIs with approximately eighty-five percent of the areas under jurisdiction of the WWC and none of the areas under the jurisdiction of the Siasconset Water Department on public sewers at the time of the SWAP reports. If managed improperly, activities associated with residential areas can contribute to drinking water contamination, including septic systems, household hazardous materials, heating oil storage, and stormwater. The reports recommended landowner education and best management practices to prevent potential contamination from these sources.
- Local roads are common throughout Zone II areas. Roadway construction, maintenance, and typical highway use can all be potential sources of contamination.

[26] Siasconset Water Department and Wannacomet Water Company 2011 Annual Water Quality Reports

[27] Source Water Assessment and Protection Reports for Siasconset Water Department 2003 and Wannacomet Water Company 2004.

Accidents can lead to spills of gasoline and other potentially dangerous transported chemicals. Roadways are frequent sites for illegal dumping of hazardous or other potentially harmful wastes. De-icing salt, automotive chemicals and other debris on roads are picked up by stormwater and washed into catch basins. The reports recommended coordination between town and state officials to implement stormwater management and other best management practices to control pollution and debris.

- In the WWC, small areas of the Zone IIs are used for commercial or industrial land uses. Activities associated with commercial and industrial land use are often the greatest concern when evaluating water supply protection. Many small businesses and industries use hazardous materials, produce hazardous waste products, and/or store large quantities of hazardous materials in UST/AST. If hazardous materials are improperly stored, used, or disposed, they become potential sources of contamination. Hazardous materials should never be disposed of to a septic system or floor drain leading directly to the ground. The report recommended landowner education and best management practices to prevent potential contamination from these sources.
- At the time of the SWAP report, the Zone II area for the WWC included a DEP Tier Classified Oil and/or Hazardous Material Release Site. The report recommended ongoing monitoring to ensure proper mitigation techniques were implemented.

Sewer System and Wastewater Management

Nantucket's approach to wastewater management is clearly ahead of the curve owing to visionary leadership and the necessity of properly managing resources on this isolated island. Since the early 1900's, the Town of Nantucket has been served by two sewerage systems, Nantucket Town Sewer District and the Siasconset Sewer District. The Surfside Wastewater Treatment Facility (WWTF) was constructed as a primary treatment facility in the late 1980s to treat the wastewater collected in the Town Sewer District. In 2008, following completion of the 2004 Comprehensive Wastewater Management Plan (CWMP), the town upgraded the Surfside WWTF to a 4 MGD MBR advanced treatment facility. The treated effluent is discharged to the groundwater through a series of sand infiltration beds located at the Surfside WWTF site. In 2018, following the completion of the 2014 CWMP Update, the Surfside WWTF was again upgraded to accommodate the increased growth identified in the 2104 CWMP Update. In 2020, Nantucket completed the Sewer Master Plan for the Town Sewer District. The purpose of the Sewer Master Plan was to help the Town determine where and how to connect and route future wastewater flows into the existing wastewater collection system.

The Town's other wastewater treatment and collection system is located in Siasconset (Sconset). The Sconset WWTF, which was built in 2005, is a 1 MGD SBR Treatment Facility. Biosolids from the Sconset WWTF are transported to the Surfside WWTF where all of the biosolids are dewatered. The treated effluent from the Sconset WWTF is discharged through a series of sand infiltration beds located south of Low Beach Road. Prior to the construction of the WWTF, the wastewater flow was discharged through a grit chamber to sand beds. Additional growth in the years since then warranted the development of a Comprehensive Wastewater Management Plan (CWMP) which was completed in 2004 and is currently in the process of being updated.

The Town has also completed an entire 3 year CMOM assessment program of the Sanitary Sewers and is now in years 2-3 of construction and rehabilitation. Recently, The Nantucket Sewer Department, has taken on all stormwater operations and have phase 1 of a CMOM program underway of the Children's Beach Tributary areas.

ZONING

The Zoning Map displays the zoning district boundaries for Nantucket. These are established in the Nantucket Zoning Bylaw, originally adopted in 1972 and revised periodically at Town Meeting. The OSRP/2009 recommended extensive updating of zoning including the creation of new districts and phasing out of some existing zones. The Town of Nantucket is divided into the following zoning districts as of February 2022:

Town and Country Overlay District Residential ***Avoid investments***
Residential Old Historic (ROH), Sconset Old Historic (SOH)
Residential-1 (R-1), Sconset Residential-1 (SR-1)
Residential-5 (R-5), Residential-5 Limited (R-5L)
Residential-10 (R-10), Residential-10 Limited (R-10), Sconset Residential-10 (SR-10)
Residential-20 (R-20), Sconset Residential-2 (SR-20)
Residential-40 (R-40)
Village Residential (VR)
Limited Use General 1 (LUG-1)
Limited Use General 2 (LUG-2)
Limited Use General 3 (LUG-3)
Town Overlay District Commercial
Commercial Downtown (CDT)
Residential Commercial (RC)
Residential Commercial 2 (RC-2)
Commercial Mid-Island (CMI)
Commercial Neighborhood (CN)
Commercial Trade, Enterprise and Craft (CTEC)
Commercial Industrial (CI)
Country Overlay District Commercial
Village Neighborhood (VN)
Village Trade, Entrepreneurship and Craft (VTEC)
Special Districts
Special Our Island Home (OIH) – phasing out
Assisted/Independent Living Community District (ALC)
Moorlands Management (MMD)
Overlay Districts
Public Wellhead Recharge (PWR)
Flood Hazard (FHD)
Mid-Island Planned Overlay District (MIPOD)
Country (COD)
Town (TOD)
Formula Business Exclusion (FBED)
Harbor (HOD)
Village Height (VHOD)
Nantucket Cottage Hospital Overlay District (NCHOD)
Solar Energy Overlay District (SEOD)

Single-family dwellings are permitted in all zoning districts except for the CDT, CI, CMI, CN and special districts, Our Island Home (OIH), and the Assisted/Independent Living Community District (ALC). Additionally, each parcel is permitted a second dwelling if certain conditions are met. For instance, the secondary dwelling must have 20% less ground coverage than the primary dwelling and meet minimum separation requirements.

Nantucket's zoning districts can be categorized as high-density residential or mixed-use/commercial, medium-density and low-density. The zoning districts that allow high-density are in the downtown core area, mid-island, Siasconset, and Wauwinet, although lack of infrastructure here limits development potential and extensive zoning changes are planned. Medium-density districts generally occur outside of the core area to the west, mid-island,

along the western-most portion of Polpis Road, in Madaket, in the periphery of Siasconset and near Nobadeer Beach in Surfside.

In 2005, when the Planning Board first began the research necessary to draft the Master Plan, 8.65% of the island was in a high density (minimum lots size of 5,000 square feet or less) zoning district and 81.75% was in a low density (minimum lot sizes of 40,000 square feet or more) zoning district. Today, 3.47% of the island is in a high-density zoning district and 86.92% is in a low-density zoning district. The amount of land within a moderate density district has remained stable. The chart below demonstrates how the land area of the island contained within each zoning district has changed over time.

Zoning Districts by Land Area (Updated through July 2021)

	2005		2021	
Zone	Acres	Percentage of Total Land Area	Acres	Percentage of Total Land Area
AH	1.18	0	0	0
OIH	4.71	0.01	4.77	0.02
ALC	21.01	0.06	21.01	0.07
VN	0	0	20.64	0.07
VTEC	0	0	27.65	0.09
LC	37.93	0.11	0	0
CDT	23.48	0.07	37.67	0.13
SR-1	48.9	0.15	25.78	0.09
CTEC	0	0	69.44	0.23
SOH	34.83	0.11	50.24	0.17
SR-10	13.91	0.04	45.21	0.15
CMI	0	0	53.75	0.18
RC	330.39	1	22.66	0.08
R-5	0	0	168.4	0.56
CN	0	0	207.94	0.69
RC-2	1380.7	4	75.7	0.25
ROH	209.38	0.6	229.66	0.76
VR	0	0	341.73	1.13
SR-20	445.86	1.4	273.63	0.91
R-1	641.01	1.9	351.57	1.17
R-40	0	0	437.48	1.45
R-10/10L	346.22	1.05	423.84	1.41
CI	0	0	455.27	1.51
LUG-1	989.92	3	1007.46	3.35
R-20	2505	7.6	1064.42	3.54
MMD	618.59	1.9	1790.02	5.95
LUG-2	7481.8	22.6	2264.99	7.52
LUG-3	17986	54.3	20637.52	68.54
TOTAL	33121	99.9	30108.45	100

Prepared By: Leslie Woodson Snell, AICP, Deputy Director of Planning, Nathan Porter, GIS Coordinator. Data Source: Town of Nantucket GIS Files

ZONING DISTRICTS BY DENSITY - HIGH

(Updated July 2021, includes changes from 2021 ATM)

High Density				
	Zone	**Acres**	**Notes**	**Total Acreage and Percentage of Total Land Area**
Residential	**OIH**	4.77	Change to R-5	**830.42 Acres 2.76% of Total Land Area**
	SOH	50.24		
	SR-1	25.78	Move to New District	
	R-5	168.40		
	ROH	229.66		
	R-1	351.57	Change to ROH, R-5, R-10	
	Total Residential	**830.42**		
Commercial	**CMI**	53.75		**189.78 Acres 0.63% of Total Land Area**
	CDT	37.67		
	RC	22.66		
	RC-2	75.70		
	Total Commercial	**189.78**		
	Total High Density	**1,020.20**		**1,020.20 Acres 3.39% of Total Land Area**

Prepared By: Leslie Woodson Snell, AICP, Deputy Director of Planning, Nathan Porter, GIS Coordinator. Data Source: Town of Nantucket GIS Files

ZONING DISTRICTS BY DENSITY - MODERATE

(Updated July 2021, includes changes from 2021 ATM)

Moderate Density				
	Zone	**Acres**	**Notes**	**Total Acreage and Percentage of Total Land Area**
Residential	**ALC**	21.01	Change to Low Density	**2,169.84 Acres 7.21% of Total Land Area**
	SR-10	45.21	Merge with R-10	
	VR	341.73		
	SR-20	273.63	Merge with VR	
	R-10/L	423.84		
	R-20	1,064.42		
	Total Residential	**2,169.84**		
Commercial	**VN**	20.64		**753.29 Acres 2.50% of Total Land Area**
	C-TEC	69.44		
	CN	207.94		
	CI	455.27		
	Total Commercial	**753.29**		
	Total Moderate Density	**2,923.13**		**2,923.13 Acres 9.71% of Total Land Area**

Prepared By: Leslie Woodson Snell, AICP, Deputy Director of Planning, Nathan Porter, GIS Coordinator. Data Source: Town of Nantucket GIS Files

ZONING DISTRICTS BY DENSITY - LOW

(Updated July 2021, includes changes from 2021 ATM)

Low Density						Totals	
	Zone	**Acres**	**Notes**	**Total Acreage and Percentage of Total Land Area**			
Residential	**R-40**	437.48		**26,137.47 Acres** **86.81% of Total Land Area**		**Residential District Total**	**29,137.73 Acres** **96.78% of Total Land Area**
	MMD	1,790.02					
	LUG-1	1,007.46					
	LUG-2	2,264.99					
	LUG-3	20,637.52					
	Total Residential	**26,137.47**					
Commercial	**V-TEC**	27.65		**27.65 Acres** **.09% of Total Land Area**		**Commercial District Total**	**970.72 Acres** **3.22% of Total Land Area**
	Total Commercial						
	Total Low Density			**26,165.12 Acres** **86.90% of Total Land Area**			**30,108.45 Acres** **100% of Total Land Area**

Prepared By: Leslie Woodson Snell, AICP, Deputy Director of Planning, Nathan Porter, GIS Coordinator. Data Source: Town of Nantucket GIS Files

SUMMARY OF ZONING DISTRICT DIMENSIONAL CONTROLS

Zoning	Min. Lot Size	Min. Frontage	Front Yard Setback	Ground Cover Ratio	Town/Country Overlays
Low Density Residential					
LUG-2	80,000 sq. ft.	150 ft.	35 ft.	4.0%	Country
LUG-3	120,000 sq. ft.	200 ft.	35 ft.	3.0%	Country
Special District/Overlay					
MMD	10 Acres	300 ft.	50 ft.	0.5%	Country
VN	10,000 sq. ft.	50 ft.	10 ft.	30%	Country
VTEC	40,000 sq. ft	100 ft.	20 ft.	25%	Country
Medium Density Residential					
LUG-1	40,000 sq. ft.	100 ft.	35 ft.	7.0%	Country
R-40	40,000 sq. ft	75 ft.	30 ft.	10.0%	Town
VR	20,000 Sq. ft.	100 ft.	20 ft.	10.0%	Country
R-10, R10-L	10,000 sq. ft.	75 ft.	20 ft.	25.0%	Town
R-20	20,000 sq. ft.	75 ft.	30 ft.	12.5%	Town
SR-10	10,000 sq. ft.	75 ft.	15 ft.	25.0%	Country
SR-20	20,000 sq. ft.	75 ft.	30 ft.	12.5%	Country
High Density Residential					
R-1	5,000 sq. ft.	50 ft.	10 ft.	30.0%	Town
SR-1	5,000 sq. ft.	50 ft.	10 ft.	30.0%	Country
R-5	5,000 sq. ft	50 ft.	10 ft.	40.0%	Town
R-5L	5,000 sq. ft	50 ft.	10 ft.	30.0%	Town
SOH	5,000 sq. ft.	50 ft.	None	50.0%	Country
ROH	5,000 sq. ft.	50 ft.	None	40.0%	Town
High Density Commercial/Mixed Use					
RC	5,000 sq. ft.	50 ft.	None	50.0%	Town
RC-2	5,000 sq. ft.	40 ft.	10 ft.	50.0%	Town
CMI	5,000 sq. ft.	50ft.	None	50.0%	Town
CN	7,500 sq. ft.	50 ft.	10 ft.	40.0%	Town
CTEC	10,000 sq. ft.	50 ft.	10 ft.	40.0%	Town

Overlay Districts

The are ten overlay districts in Nantucket:

- *Public Wellhead Recharge District* preserves the quality and quantity of the Town's groundwater resources. The district covers areas important to groundwater recharge. Certain uses that have the potential to threaten the quality of the groundwater source are prohibited. In some cases, the Planning Board may require that an applicant provide evidence of groundwater protection and may also require review by the Nantucket or Siasconset Water Commissions.

- *Flood Hazard District* reduces public hazards and damage to private and public property created by flooding. The district includes all special flood hazard areas designated on the Nantucket Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program. These maps were updated in 2014[28]. This district is currently under study and updates are planned.

- *Town Overlay District (TOD)* encourages development where infrastructure already exists or can easily be extended. The overlay was also intended to encourage provision of affordable housing for year-round residents in these areas and to encourage development patterns that are not automobile dependent.

- *Country Overlay District (COD)* preserves areas characterized by traditional and historic rural land use patterns. After the TOD and COD were adopted, subsequent Town Meetings voted to re-organize all of the zoning districts into "Town" districts and "Country" districts.

- *Mid-Island Planned Overlay District (MIPOD)*encourages a consistency and quality of uses and building design that support the general guidance of the Mid-Island Area Plan. This includes increasing the supply of housing for year-round residents, creating a pedestrian and bike-friendly environment, relieving traffic congestion, and promoting economic vitality of the area. To support this intent, all new commercial uses or expansions of the building footprint or parking and circulation improvements are subject to site plan review. Certain additional improvements specified in the zoning bylaw may be required.

- *Formula Business Exclusion District (FBED)* excludes nationwide, standardized businesses from operating in Nantucket's historic downtown area to maintain a unique retail and dining experience for those who live and visit the island. These formula businesses have a negative impact on the island's economy and unique character.

[28] FEMA 2023, https://msc.fema.gov/portal/search?AddressQuery=nantcuket#searchresultsanchor

- *Village Height Overlay District* establishes reduced building heights in certain locations within the COD.

- *Harbor Overlay District* encourages water-dependent uses in certain areas.

- *Cottage Hospital Overlay District* maximizes the efficiency of the existing hospital site and identified surrounding land, to provide for flexibility in the design and uses allowed at an expanded and modernized hospital campus.

- *Solar Energy Overlay District* establishes that solar energy facilities are permitted by right in the SEOD.

Special Districts

- *Moorlands Management District* protects areas of the island known to be excellent examples of temperate zone heath.
- *Our Island Home District and Assisted/Independent Living Community District* accommodates apartments for occupants 55 and over or individuals who are disabled.

Flex and Open Space Residential Development

Flex and open space residential developments are alternatives to conventional subdivisions. Effective in 2013, flex developments may be allowed in the Town Overlay District through the issuance of a special permit by the Planning Board. Open space residential development is allowed by-right in the Country Overlay District. The primary purposes of these development options are to:

- Allow for greater flexibility and creativity in the design of residential developments.
- Encourage a more efficient form of development that consumes less open land.
- Reduce infrastructure and site disturbance through the creation of compact development.
- Encourage the permanent preservation of open space.

Secondary Residential Lots for Year-Round Residents

To provide a supply of affordable housing and to assist existing residents to continue to remain on Nantucket, the Planning Board may grant a special permit to authorize the division of an existing lot into a primary and secondary lot. The conditions for granting this permit include requiring that the owner of the secondary lot and any occupant of any dwelling on that lot shall earn at or below 150% of the Nantucket County median household income. Alternative dimensional regulations are specified for this special permit.

Major Commercial Development

A Major Commercial Development (MCD) refers to any proposed commercial development that is proposed for a single lot or contiguous lots in common ownership that include one or more of the following:

- 4,000 square feet or more of gross floor area of commercial uses, including roofed-over storage areas.
- 5,000 square feet commercial use including the gross floor area of indoor and outdoor commercial uses.

- 20 or more off-street parking spaces.
- Theaters or other places of public assembly with 100 or more persons.
- Restaurants and other uses with occupancy of 100 or more persons.
- Developments that generate more than 10,000 gallons per day of wastewater
- Marinas, wharfs, and piers with 250-lineal feet or more of tie-up space.
- Transient residential facilities with 10 or more guest rooms.

As part of a special MCD permit, the Planning Board has the right to require certain conditions relating to site design and landscaping. Other requirements of the MCD relate to provision of open land, the provision of affordable housing, and a cap on the size of retail uses.

Long-Term Development

According to the 2019 Hazard Mitigation Plan, the potential for large developments is believed to be very low. Very little development occurs in the northeast and western parts of the Town.

Scheduled and Proposed New Development

Projects Recently Completed or Under Construction[29]

Project Name	Address	New Units & Brief Description
Richmond Great Point	Old South Rd	225 apartments and 52 house lots
Waitt Drive	6 Fairgrounds Rd along	64 Unit Affordable Apartment complex
Surfside Crossing	Surfside Crossing	13.5 acre parcel Residential housing
Intermediate School	30 Surfside Rd	Interior and exterior improvements
Nantucket Cottage Hospital Improvements	57 Prospect St	Interior and exterior improvements
Nobadder Athletic Field Storage Building	7 Nobadeer Farm Rd	1 Storage Building
Nantucket Land Bank Dog Park	5 Miacomet Rd	Over 65,000 square feet of fenced space for dogs

Potential Land Use Change (Buildout)

A buildout analysis is an estimate of the maximum amount of development that can theoretically occur under the existing zoning regulations. By itself, the buildout analysis is not a prediction of the amount of development that will occur but rather, an estimate of the level and types of development that the town has stated, through its regulations, is acceptable.

In 2018, a buildout analysis was undertaken for Nantucket with assistance from undergraduate students studying at Worcester Polytechnic Institute. Zoning regulations on Nantucket, current to 2018, permitted up to 5,461 new dwellings, a 52.2% increase to the then-total 10,456 existing dwellings, with Downtown representing 47.8% of potential new dwellings (2,610 dwellings). These dwellings could be built on three different residential parcel types: an undeveloped parcel; as an eligible secondary dwelling on developed residential parcel; or on subdividable parcel). The students created the buildout analysis as a tool for future island development in the post 2009 Master Plan and conducted hypothetical scenarios of "high" and "low" estimates of future growth. A summary table which compares

[29] Hazard Mitigation Plan, 2019.

existing 2018 zoning codes for build-out versus hypothetical buildout by 2030 information is provided below. [30]

WPI Simplified 2018 Maximum Buildout Table[31]

District	Present Day: 2018			Hypothetical Max Buildout		
	Residential Parcels	Total Dwellings	% of Total Dwellings	New Dwellings	% New Dwellings	% Potential Growth
Grand Total	**10697**	**10456**	**100%**	**5461**	**100%**	**52.2%**
Town	4166	4276	40.9%	2610	47.8%	61.0%
Scon	963	554	5.3%	598	11.0%	107.9%
Airport	377	335	3.2%	368	6.7%	109.9%
Surf	595	719	6.9%	289	5.3%	40.2%
Brant	318	330	3.2%	239	4.4%	72.4%
Quid	169	156	1.5%	124	2.3%	79.5%
Tom	612	522	5.0%	116	2.1%	22.2%
Dionis	273	336	3.2%	115	2.1%	34.2%
Mad	325	284	2.7%	101	1.8%	35.6%
Polpis	147	178	1.7%	98	1.8%	55.1%
Harbor	255	300	2.9%	91	1.7%	30.3%
Other	2497	2466	23.6%	712	13.0%	28.9%

Master Plan Land Use Goals

The 2009 Nantucket Master Plan[32] notes that the lack of early zoning combined with years of steady growth have resulted in a physical environment on Nantucket that is generally acceptable but lacks defined standards in areas of higher density. The town's zoning has established a lower density in outlying areas and has helped to concentrate density in the downtown and mid-island areas. Commercial activity is also somewhat contained, with an organic rise of commercial centers at certain locations.

The basic framework for the overall island is commercial and mixed-use areas at the core of town and the mid-island neighborhoods within the Town Overlay District (TOD), bracketed by high and moderate density residences filtering into larger, rural tracts of open and green space corridors. Village centers in the Country Overlay District (COD) will enable residents to travel shorter distances for goods, services, and employment, encourage pedestrian and bicycle transport, and lessen dependence on the automobile. What must be avoided is a linear pattern of development, the likes of which Is seen on the mainland, along major traveled arteries that result in thick strips of congestion.

The 2009 Master Plan sets forth the following general goals for land use:

- GOAL 2.1: To preserve Nantucket's character, based on a settlement pattern of a densely settled Nantucket "Town," separated and distinguished by intervening areas of largely undeveloped rural land ("Country"), containing neighborhoods of "villages," including Cisco, Dionis, Madaket, Pocomo, Quidnet, Siasconset, Surfside, Tom Nevers, and Wauwinet.

[30] Barr, Jonathan and et al., Nantucket Buildout Analysis, Worcester Polytechnic Institute, December 14, 2019, various pages

[31] Barr, Jonathan and et al., Manual of a Buildout Analysis: Parcel by Parcel Method Mitigation Plan, Worcester Polytechnic Institute, December 13, 2019, page 18.

[32] Nantucket Master Plan 2009, chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://records.nantucket-ma.gov/WebLink/ElectronicFile.aspx?docid=122938&dbid=0&repo=TownofNantucket

- GOAL 2.2: To define and develop standards for growth appropriate for the patterns set by the existing built environment.
- GOAL 2.3: To better manage the design and location of new residential and commercial development, in a manner that island-wide:

    - Protects important natural and cultural resources.
    - Is compatible with the island's historic character.
    - Minimizes dependence upon the automobile.
    - Creates opportunities for affordable housing depending on location:
        - Encourages development in or near village centers (COD).
        - Promotes and preserves the vitality of downtown (TOD).

SECTION 4 | ENVIRONMENTAL INVENTORY AND ANALYSIS

A. Geology, Soils, and Topography

Topography[33]

Over the last 10,000 years, Nantucke"s topography has been constantly sculpted by the effect of wind and water to produce dunes and beaches such as those at the Galls, Great Point, Coatue and Eel Point. Sand dunes on Nantucke"s west end are very low and rolling. Peak elevations average only 60-feet with valleys 10 to 20-feet above sea level. Many of the sand cliffs facing Nantucket Sound have been dramatically carved by the ocean and most of the steepest slopes are in the north half of the island. On the eastern end of the island a similar pattern of rolling hills runs the length of the moraine, with kettleholes scattered throughout. The highest elevations on Nantucket are found in Altar Rock at 103-feet and Sankaty Head at 111-feet above sea level.

Geology and Soils[34]

Nantucket's geology has been shaped by millions of years of processes that deposited, compressed, and eroded sediment, creating beaches, rivers, ponds, wetlands, and allowing the establishment of vegetation.

Retreat of the island's final ice sheet deposited tons of glacial till over the northern half of Nantucket, forming the island's most dominant geological feature, a ridge of gently rolling hills which stretch from Tuckernuck and Madaket east to Siasconset. The retreat also left behind large ice blocks which on melting created depressions known as kettleholes, many of which are Nantucket's freshwater ponds. Streams developed and flowed southward forming an outwash plan on the island" south shore.

Nantucket soils are characterized by their coarse sandy texture and generally low clay content, making them excessively well drained. High percolation rates mean that rainwater percolates and recharges rapidly and there is an associated high potential for contamination of groundwater.

According to Mass GIS data, thirty naturally occurring soil types are described for the town, classified according to composition, degree of slope, and other factors affecting their use and management. Soil types (called series or associations) are named after the place where they were first found or studied.

In the upland moraine area of the island, soils are low in organic matter, shallow and droughty. Soil texture ranges from loamy sand to coarse sandy loam. In the outwash area many areas are underlain by gravel. Most outwash plain and upland soils have been classified by the Soil Conservation Service as strongly acid and low in nutrients.

Specifically, Nantucket soils are primarily Evesboro, Katama and Plymouth-Evesboro series soils. There is a noticeable abundance of Evesboro sand on slopes from 0-3% on the southern half of the island. Evesboro sands with slightly higher slopes between 3-8% are also predominant in this area but also extend into the northern half of the island.

Nantucket's diverse geology offers a broad range of habitats and recreational opportunities such as:

BARRIER BEACHES AND DUNES have been deposited and reshaped over the last 6,000 years by ocean currents moving sand northward in a process called littoral drift, forming Nantucket's northernmost place, the Great Point. An east-west current called longshore drift transported and deposited sand in a similar process to form the adjoining barrier beach known as Coatue. Smaller barrier beaches also

[33] Town of Nantucket, 2007 Open Space and Recreation Plan
[34] Town of Nantucket, 2007 Open Space and Recreation Plan

occur at Smith Point and Eel Point, on the southwest and northwest corners of the island. Examples of this type of habitat occur on Jetties Beach and Eel Point Beach.

Salt marshes occur on the less exposed side of the island where waves have a reduced amount of strength. These marshes are a result of the glacie''s retreat around 12,000-years ago, which left behind clay, sand, and other sediments when it melted. Nantucket has approximately 1,600-acres of salt marsh, and most of them are owned and protected by the Nantucket Conservations Foundation. Saltmarshes are one of the most productive ecosystems on Earth. Each day rising tides bring in a wash of fresh nutrients and tiny marine organisms to feed the unique plants and animals within the saltmarsh. Well-developed salt marshes can be found in the sheltered waters of Nantucket Harbor at First Point, Second Point, Third Point, Five-fingered Point, Coskata, The Haulover, Quaise, Pimney's Point, the Creeks, and within Polpis Harbor. Examples of this type of habitat occur on Folger's Marsh and Medouie's Marsh.

Grasslands and Heathlands landscapes occur in flat and open areas typically found on the southern part of Nantucket because meltwater from the glacier deposited sand and debris there. Grasslands and heathlands are a product of human activity: burning, grazing and the growing of berries. It is currently estimated 90% of the worldwide acreage of these habitats have been lost since the 1850's, with most remaining sites occurring on Nantucket, Tuckernuck, and Martha's Vineyard. An example of this type of habitat occur on Middle Moors.

Scrub Oak and Pitch Pine Barrens have been formed by taller trees overgrowing in grasslands and heathlands. Scrub oak and pitch pine trees are the most common types to overtake and invade these areas. Because they are tall and resilient, they shade the area and suck up most of the nutrients from the sun before it reaches the under-layer where the grasses are. Examples of this type of habitat occur on many of the Foundation's properties, including the Middle Moors along the south shore of the island between Nantucket Memorial Airport and the former Tom Nevers Naval Facility.

Hardwood Forests habitats contain fewer hardwood trees compared to hardwood forests found in the rest of New England. They are primarily found on the northeast section of the island where there is dry, upland soil. The most common types to grown in Nantucket are black and white oak trees, which have hazelnut, huckleberry, wintergreen, and bracken as their understory plants. There are several distinctive types of hardwood forests on Nantucket. An example of this habitat occurs at Coskata, just north of the Foundation's Haulover property. This unique area contains dry, upland soils but is surrounded by salt marsh, harbor, salt pond, sand dunes and ocean.

Ponds and Bogs were formed by the retreat of the last glacier that covered the New England area, which began melting approximately 12,000 years ago in response to a gradual warming in the earth's climate. Meltwaters from the glacier formed river valleys that ran from the glacier to the ocean, which was more than 45 miles south of Nantucket at the time. As the ice melted, sea level rose and flooded all but the highest elevations surrounding Nantucket, isolating it from the mainland. Ocean currents deposited sand into the areas where these valleys met the shore, blocking their southern ends and causing them to fill up with freshwater. Thus, a system of long, narrow ponds running perpendicular to Nantucket's south shore was formed. Examples of this type of habitat occur at Long Pond, Hummock and West Hummock Pond, Mioxes Pond, Miacomet Pond and Pout Ponds, Gibbs Pond and Almanac Pond, and the Milestone Cranberry Bog (heart of cranberry farming on Nantucket).

B. Landscape Character

Nantucke''s landscapes include a diversity of distinctive landforms from wooded upland areas covered by oaks and pines to low lying moors to seashore landscapes of salt marshes, beaches, and dunes. Vistas of open water and long beaches are defining characteristics of Nantucket. Also significant, are the inland wetland area, including pond and lakeshore areas, cranberry bogs, and associated swamps.

Close to half of Nantucket's land mass is protected through ownership by a variety of conservation and preservation agencies as well as the town allowing the character of the landscape outside village centers to remain open and wild. There are large tracts of protected conservation land throughout the island and numerous neighborhoods and villages. The least developed area in Nantucket is in the central moors region, most of which is protected by the Nantucket Conservation Foundation. The Moorlands Management District was expanded at the November 2013 Special Town Meeting and covers about 1700-acres in the southwest corner.

In addition to its natural landscape, Nantucket boasts a beautiful and historic seaside town center as well as both historic and recently established neighborhoods and subdivisions. Agricultural lands also remain part of the landscape of Nantucket.

Spread across the Middle Moors are many small wetland depressions created during the last glacial era. Big blocks of ice that were left behind after the ice sheet withdrew to the north formed basins in the landscape as they slowly melted. Ponds and bogs formed, also known as kettleholes, and are distinguished by having no stream connections. Instead, the kettlehole is influenced by the ground water and the amount of rainfall.

The Pout Ponds

Located in the western part of the Middle Moors, are among the largest kettlehole ponds in this area. Each pond host distinctive vegetation communities that are influenced by their depth and fluctuating water levels. The northernmost pond, known as the Donut Pond, provides an excellent example of the transformation from pond to bog.

"The Serengeti"

The southern portion of Middle Moors is a vast area that contains over 400-acres, locally referred to as Nantucket's "Serengeti." This Foundation-owned land is the focus of ongoing management aimed at restoring coastal heathland and sandplain grassland vegetation communities. Historically, these habitats were once common within the Middle Moors, likely due to the constant sheep grazing that occurred during the 1700 and1800's. Grazing eliminated taller shrubs and trees, allowing low-stature heathland and grassland plants to establish themselves without direct competition for sunlight and nutrients. After sheep grazing became less common and eventually nonexistent in the late-1800's, tall shrub, and tree species such as scrub oak and pitch pine began to encroach upon grassland and heathland habitats in the Middle Moors, a process that is ongoing and accelerating. Active land management is therefore necessary to maintain these open areas and perpetuate habitat for their associated rare species. The Nantucket Golf Club abuts conservation land owned by the Foundation and the Massachusetts Audubon Society to the east of the Serengeti and Milestone Cranberry Bog. Under a mitigation agreement that was negotiated with the Natural Heritage and Endangered Species Program (NHESP) of the Massachusetts Division of Fisheries and Wildlife when the course was constructed, the Nantucket Golf Club is to provide funding for the long-term restoration and maintenance of open habitat suitable for northern harriers on approximately 1,100-acres of protected conservation land owned by the Foundation and the Massachusetts Audubon Society on Nantucket.

Another unique and interesting land feature located in this area of the Middle Moors is the Milestone Cranberry Bog, located just to the northeast of the Serengeti. The bog and surrounding acreage (totaling 737-acres) were purchased in 1968 by Walter Beinecke, Jr., Roy Larsen, and Arthur Dean, who subsequently donated the land to the Foundation with the intent that it be used as an income-producing asset. The Foundation now operates both the Milestone Bog and the Windswept Bog, an organic bog located off the Polpis Road. Proceeds from both operations are earmarked by the Foundation for the acquisition of additional open space properties.

Gibbs Pond

Located southeast of Altar Rock, is an example of a particularly large and deep kettlehole pond that is used as an important source of water for the Milestone Cranberry Bog. During the cranberry harvest, which takes place in September and October, the bogs are flooded with water from the pond.

C. Water Resources

Nantucket's water resources can be grouped into 3 distinct categories: glacial aquifers, fresh water; including surface water bodies and groundwater, and marine waters, which include tidal estuaries as well as harbors connected to the Atlantic Ocean, including Nantucket Sound. Together, these three defined systems constitute the town's most important natural resource. Groundwater is the source of all of the town's potable drinking water, and the abundant inland and coastal water resources provide habitat, and also support the islands economy and quality of life.

Watersheds

A watershed is an area of land were water flows from high elevations to low elevations, eventually making its way to an inland or coastal water body. Water within the watershed may flow as surface runoff, in streams, or seep into the soil and flow as ground water.

Watersheds include natural landscapes and ecosystems including woodlands, grasslands and wetlands and they also include development such as roads, parking lots, buildings and their attending altered landscapes. A watershed's land uses influence the volume and quality of water flowing through and discharging from it. Land uses that result in impervious surfaces, reduced tree cover, unprotected soils, excessive fertilization, and disconnected waterways negatively impact water resources and may reduce their capacity to sustain vegetation and wildlife, provide drinking water, and support recreation and tourism.

According to the Nantucket Land Council[35], there are nine different subbasins or watersheds on the island:

- Capaum Pond and Washing Pond
- Hither Creek/Madaket Harbor
- Hummock Pond (includes Clark's Cove and Maxcy Pond)
- Long Pond
- Miacoment Pond
- Nantucket Harbor
- Ocean
- Sesachacha Pond
- Tom Nevers Pond

[35] Nantucket Land Council. Webpage. https://www.nantucketlandcouncil.org/education/watershed-map/

Surface Water

Nantucket's freshwater surface waters include ponds, vernal pools, intermittent streams, and springs. There are no rivers on the island. Most surface water on the island is found within its 21 ponds covering 499-acres. Of these, the following six are considered "Great Ponds"[36] accounting for more than 95% of the island's total pond acreage:

- Gibbs Pond
- Hummock Pond
- Long Pond
- Miacomet Pond
- Sesachacha Pond
- Tom Nevers Pond

Except for Capaum Pond on the north shore, the remaining ponds located within the terminal moraine on the north side of the island are kettleholes. These ponds are typically deep, with sharp profiles. The ponds located in the south of the island within the outwash plain include Long, Miacomet, and Hummock Ponds. These ponds are shallower, with barrier beaches closing them off from the ocean.

Recently, the Town of Nantucket has received permits from the Army Corps of Engineers to modify existing management options for two Great Ponds on the island. For example at Sesachacha Pond, the permit allows for flood control as part of the pond's management and for drawdown dates – the process of controlling the water level of the pond by dam or other structure at a reduced level typically for few months to two years—to coincide with the running of river herring. Drawdown encourages the exchange of seawater and increased salinity in the water supports estuarine processes like fish spawning and oyster culture. The new permits also include the option for additional dredging at Sesachacha Pond if the water level needs to be even lower.[37]

Coastal Waters and Beaches

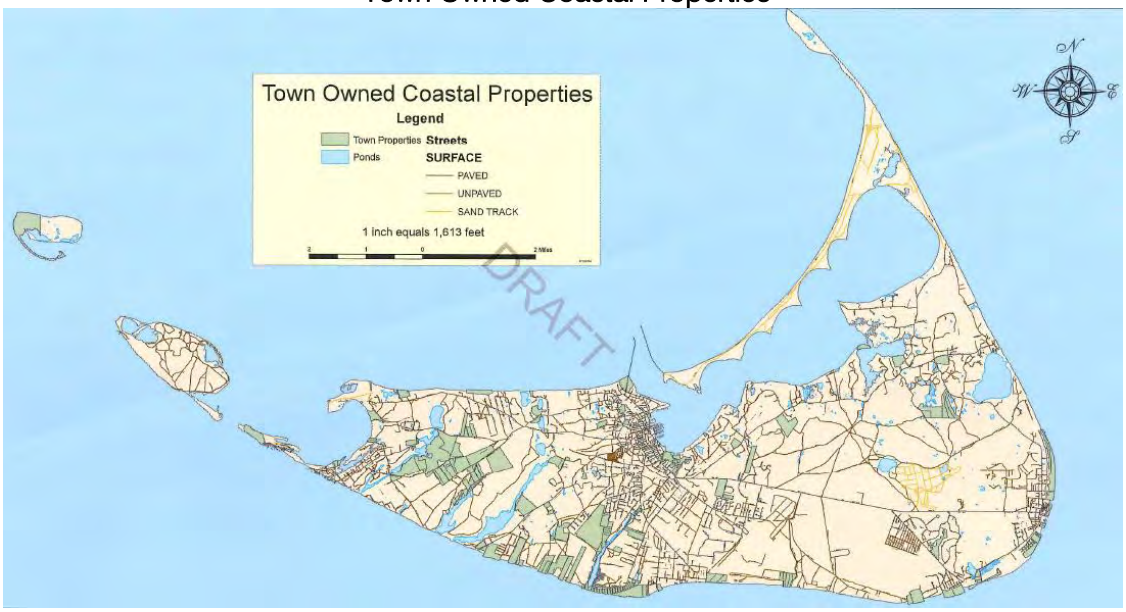
Coastal waters surround all of Nantucket. To the north, the island is bounded by Nantucket Sound, which separates it from Cape Cod. To the south, west and east Nantucket is bounded by the Atlantic Ocean. Nantucket's has two major harbors, Nantucket Harbor (including Polpis Harbor) and Madaket Harbor (including Hither Creek) provide sheltered anchorage for fishing, pleasure boats and excellent opportunities for swimming, fishing, and sailing. Their abundance of scallops, mussels and clams also make them an important shell fishing resource for the island.

Altogether, the island has over 80-miles of sandy beaches. Most of them are publicly accessible and excellent for swimming and shore fishing. Public beaches are managed in accordance with the Town's 2018-2019 Beach Management Plan which provides guidelines for the proper use and protection of the island's coastal resources. The Plan includes information on the town's endangered species program, monitoring of coastal dunes and erosion, public beach access as well as other issues concerning beaches.

[36] Great Ponds are defined as any pond or lake that contained more than 10-acres in its natural state. As such they are regulated by the State according the MGL Chapter 91.

[37] "Nantucket Receives New Great Ponds Permits" article. November 26, 2019. Website: https://www.capecod.com/newscenter/nantucket-receives-new-great-pond-permits/

Town Owned Coastal Properties



Source: Town of Nantucket

AQUIFERS AND AQUIFER RECHARGE AREAS

An "aquifer" is a groundwater supply capable of yielding a significant volume of water. "Aquifer recharge" is the process by which rainwater seeps down through the soil into an underlying aquifer and an "aquifer recharge area" is that surface that provides water for the aquifer. Nantucket's aquifer is described as a freshwater lens that stretches beneath the entire island and is replenished (recharged) entirely by precipitation.

> *"Nantucket is underlain by a huge lens of fresh water that is so large and tends to be so full that it bulges out into the surrounding salt water. In only a few locations around the island does the salt water intrude into our freshwater during periods of drought or extreme localized pumping. In addition, several layers of clay (called aquitards because they stop water) help to prevent sea water from invading the lens. We are also blessed with a very fast recharge rate and enough rainfall (around 43-inches per year) to keep our sole source aquifer full regardless of the amount of water pumped from it."*[38]

Nantucket's aquifer or lens is the town's federally designated sole source for potable drinking water.[39] The town taps into the groundwater aquifer from public well fields and from private on-site wells. The town has established two Wellhead Protection Districts and three Water Supply Protections Districts (shown on Map 6: Water Resources) to help ensure a sustainable and safe public water supply. The island's public water system is more fully described in Section 3.

[38] Nantucket Water Resources Part 1, Dr. Sarah D. Oktay, Managing Director UMass Boston Nantucket Field Station, Yesterday's Island, Today's Nantucket, Volume 39 Issue 11. July 16-22, 2009

[39] Sole Source Aquifer designation is a tool used by the Environmental Protection Agency (EPA) to protect drinking water supplies in areas with few or no alternative sources to the ground water resource, and where if contamination occurred, using an alternative source would be extremely expensive. Designation requires EPA review for all proposed projects within the area that will receive federal financial assistance.

FLOOD HAZARD AREAS AND SEA LEVEL RISE

Flood hazard areas present risks to people, wildlife and property that must be assessed and minimized. Flood hazard areas include floodplains or low-lying areas along lakes, rivers, and streams and coastal zones where high tides and wave surges cause periodic flooding.

The 100-year floodplain, identified by FEMA as having a one percent or greater annual chance of flooding in any given year (Zone A and Zone AE), the 500-year floodplain defined as having a .2% or greater chance of flooding in any given year and velocity areas (Zone X). Velocity areas, also known as coastal high hazard areas, have been identified by FEMA as areas where wave action and/or high velocity water can cause structural damage in the 100-year flood (Zone VE). The entire perimeter of Nantucket is within all three hazard areas including the shores of Nantucket Harbor. In addition, while inland lands are outside the velocity areas land along many of the island's streams, ponds and wetlands including Long Pond, Hummock Pond, and the cranberry bog are within 100 and 500-year floodplains. *(See Appendix A, Maps "Flood Zone Map").*

According to the Flood Insurance Study undertaken by the Federal Emergency Management Agency (FEMA) in 2012,[40] Nantucket is subject to coastal flooding caused by nor'easters and hurricanes. Erosion is the primary problem from coastal storms with erosion rates highest on the south and east shore where wave action is greatest. The study notes that the Town of Nantucket does have a 2019 Natural Hazard Mitigation Plan through 2024, and some floodplain areas are protected with conservation areas. The Natural Hazard Mitigation Plan coincides with Zone A, AE, and V on the Flood Insurance Rate Map (FIRM) was established in 2014.

Structural flood protection to mitigate wave action includes the east and west jetties protecting Nantucket Harbor and Madaket Harbor and smaller seawalls and breakwaters that protect several homes along the shore. Many open space and recreation resources long the harbor are also at risk to sea level rise inundation.

WETLANDS

Wetlands include marshes, swamps, and bogs and often lie within a floodplain. They serve not just as a sponge to soak up inundations, but also as protection for groundwater, to prevent aquifer pollution, and as habitat for wildlife. State laws support local protections of wetlands. The Massachusetts Inland Wetlands Protection Act provides the basic authority. Nantucket has adopted a wetlands ordinance (Chapter 136) that includes additional protections.

Wetlands including the island's salt, fresh and brackish marshes are scattered throughout the island, many around Nantucket, Polpis and Madaket Harbors, and Sesachacha and Long Ponds.

Vernal pools which fill with water in spring and dry up later in the year are ephemeral isolated wetlands that are often thriving nurseries for animal species that rely on these temporary wetlands during early life stages. There are 23 certified vernal pools in Nantucket. Nine of these are in and around Madaket, one just west of the downtown areas and the remaining 13 in the northeast section of the island: 12 in the Moorlands area and one in Wauwinet (shown on Map 6A: Vernal Pools).

[40] Flood Insurance Study, Federal Emergency Management Agency, 2012

D. Vegetation

Nantucket has a diversity of vegetative communities within a relatively small area ranging from woodlands that include upland hardwood stands, oak barrens and shrub swamps to grass type communities including bogs, dunes, heathlands, and marshes.

FOREST LAND[41]

There are several distinctive types of hardwood forests on the island including a maritime forest at Coskata, which contains mature black and white oak trees, with huckleberry, hazelnut, bracken, and wintergreen as understory plants.

The northeastern portion of Nantucket is currently the most forested area of the island, and trees can grow to be 30 to 40-feet tall before they are impacted by high winds and salt.

Some forested areas, such as lower elevations of the Squam Swamp, have standing water in them year-round and support adaptive species such as red oak and shrub species such as swamp azalea and high bush blueberry. Some of the higher elevations of the Squam Swamp, the Masquetuck Reservation in Quaise, and the forest surrounding Stump Pond (south of the Windswept Cranberry Bog) have wet soils during only a portion of the year. These areas contain trees and shrubs including tupelo or black gum, sassafras, shadbush, and sweet pepperbush. Small patches of dry upland soils within these forests contain some beautiful, old examples of American beech, black oak, white oak, and American holly – all trees that are relatively rare on Nantucket.

Other understory trees and shrubs on the island include arrowwood, American hazelnut, common winterberry, and inkberry. Flowering plants, ferns, mosses, and ground covers, include cinnamon fern, wintergreen, jack-in-the pulpit, starflower, and swamp candles. An assortment of lichens including "old man's beard" also occur in abundance on Nantucket because of the island's relatively clean air and high humidity conditions.

SHADE TREES[42]

Nantucket's shade trees including those that line its streets, and grace its cemeteries and parks are an important part of the island's landscape character. They also benefit the environment by reducing stormwater runoff, cleaning the air, and mitigating temperatures and wind. The town arborist is responsible for the management of the town's shade trees.

Town trees, both shade trees and others, are protected by the town's bylaw (chapter 132) which prohibits the removal, cutting and trimming of any such tree without a hearing and subsequent Tree Warden approval. The town's Scenic Road bylaw provides similar protections for trees along the Islands designated scenic road, Polpis Road. Trees within the right-of-way along a scenic road require both a public hearing and Planning Board review prior to removal.

[41] Nantucket Conservation Foundation Inc., "Natural Habitats of Nantucket", web site

[42] An excerpt from Nantucket Today, August 2007, State of the Elms by Lucy Apthorp Lepske

Lucy Apthorp Lepske wrote of Nantucket's most famous shade trees in Nantucket Today August 2007. "Dale Gary, Nantucket's town arborist, would argue that Nantucket has the best collection of mature elms in the country. He should know; he and his crew have been taking care of them for nearly 10 years. Nantucket currently has approximately 300 living elm trees of all ages, from recently planted to centenarians, lining its streets and lanes, most of them clustered in town and officially known as "town trees" because they either lie on town property or have been maintained by the town for more than three years. The elms lining either side of Milk Street just west of the Main Street Civil War monument exemplify the arching growth, fountains of cascading leaves and light- dappled shade that caused the elm to grow into the nation's most popular shade tree by the beginning of the 20th century. The giant elm on the corner of Sparks and Atlantic avenues next to the Nantucket High School, one of Nantucket's oldest and largest trees, is both typical and remarkable for its vigor."

AGRICULTURAL LAND

Agricultural or farmland on Nantucket is a limited and threatened resource that the town and others are working diligently to protect. A map compiled by William E. Gardner and held by the Nantucket Historical Association illustrated nearly 100 farms on Nantucket in the 1850s.[43] According to 2016 web article from the Nantucket Land Bank, a conservation organization on the island, there are less than 20 farms in operation today.[44] The Nantucket Land Bank, together with other local conservation organizations and non-profits, is working to preserve the community character of Nantucket island and has helped to preserve Bartlett Farm and Moors End Farm. Nantucket Land Bank has also partnered with Sustainable Nantucket, an island non-profit organization, to operate the Walter F. Ballinger Educational Community Farm on the former Mount Vernon Farm (8-acres of Land Bank property), which offers a low-risk learning environment and affordable land to new growers and provides resources to local growers.[45]

The largest and oldest family farm on Nantucket is Bartlett's Farm that has been farmed continuously since the early 1800's providing local fruits and vegetables and preserving the tradition of farming and prime agricultural soils. Portions of the Barrett farm (114-acres) are permanently protected by conservation restrictions (discussed further in Section 5, Inventory of Conservation Lands). The Land Bank actively protects land of other key farms including Gardner, Sanford and Barrett farms.

MARSHES[46]

Salt marshes and the fresh and brackish deep and shallow marshes are scattered throughout the island, mostly around Nantucket, Polpis and Madaket Harbors, and Sesachacha and Long Ponds.

The town's salt marshes are delicately balanced, productive, and protective habitats which are dependent largely on barrier beaches to protect them from the open ocean. It has become

[43] Nantucket Historic Association, Webpage. "Map showing Nantucket Farms, compiled by William E. Gardner." (MS92) https://nantuckethistory.org/webcat/request/Action?SystemName=Nantucket+Historical+Association&UserName=public&Password=&CMD_(DetailRequest)[0]=&TemplateProcessID=6000_3635&ProcessID=6000_3363(0)&KeyValues=KEY_m1763

[44] Nantucket Land Bank, Webpage. October 6, 2016 https://www.nantucketlandbank.org/preserving-expanding-local-agriculture/

[45] Sustainable Nantucket Webpage, https://sustainable-nantucket.org/mentor-farmers-program

[46] Nantucket Open Space and Recreation Plan, 2007

generally understood that about two thirds of the value of the commercial catch of fish and shellfish landed on the East Coast of the United States comes from species that live at least part of their life cycles in marshy estuaries. Salt marshes provide the food and protection necessary for larval and juvenile marine organisms to reach a degree of maturity. The grasses prevent these tiny animals and their 4,896 year-round housing supply from being swept out to sea.

Salt marshes provide other functions important to coastal communities:

- Absorb water brought ashore by high tides and storms, thus mitigating storm water damage to more landward areas.
- Provide a significant barrier to water moving in the opposite direction as well, groundwater emerging from the aquifer. The higher density of the salt water in the marshes and the underlying peat creates a dam to stop or slow the seaward flow of fresh water.
- Accommodate significant contributions of domestic pollutants found in coastal runoff thus play a powerful role in maintaining the cleanliness of coastal waters.

Saltwater marshes that are found in the areas where creeks flow into harbors, are former tidal estuaries that have filled with peat and silt and become heavily vegetated with salt marsh plants including the salt-resistant Cordgrass and Salt Marsh Hay above or partially within the water and Eelgrass below. The town's most prominent salt marshes exist in the creeks near downtown, in and around Polpis Harbor, and near Coskata Pond.

Freshwater marshes appear in various stages of succession, from recently flooded areas to old ponds and marshy meadows. Theses meadows are created through the natural process of pond eutrophication, as silt and organic matter accumulate. Sedges and cattails flourish in these wet areas.

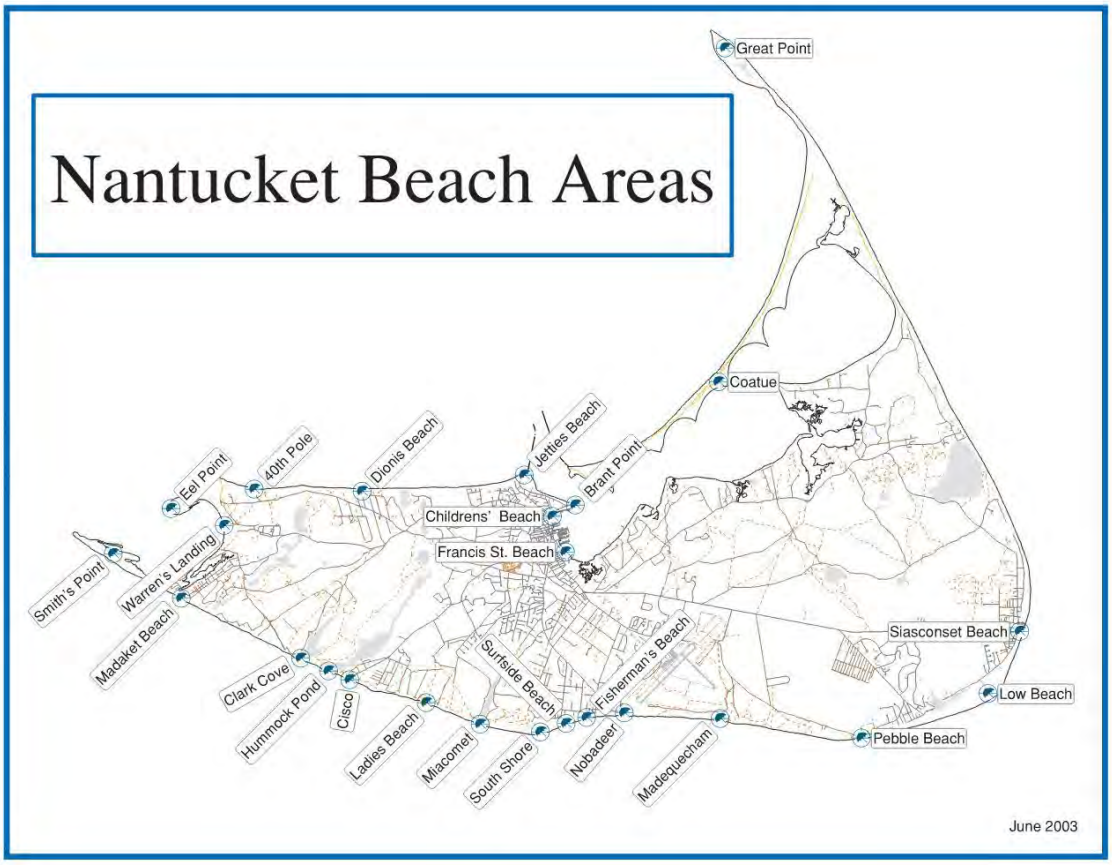
BEACHES AND DUNES[47]

Just over 80 miles of beach surround Nantucket, although that figure is constantly changing as beaches erode and accrete each season. American Beach Grass provides much of the stability for sand dunes as well as habitat for a variety of migratory and year-round birds. In areas where more soil is present, Rosa Rugosa and Beach Peas take root and even thicker coastal shrub communities include Bayberry, Scrub Oak, Eastern Red Cedar, Low-bush Blueberry, Eastern Prickly Pear and Beach Plum.

The dunes of the barrier beaches and elsewhere are essential to the protection of the shoreline. Beach grass and other xerophytes (plants adapted to living in drying conditions) are of prime importance to the stabilization of dunes. These plants are well suited by nature to thrive in the inhospitable conditions common to dunes. They can collect sand, thus building dunes while their strong root systems protect them from excessive wind erosion. They are, in conjunction with the plants of the salt marsh, the anchors holding as much as possible of a fluctuating shoreline.

The main barrier beach area lies to the north of Nantucket Harbor, stretching from its northeast tip to the mouth of the harbor. Barrier beach-coastal dunes have formed near Great Point and on the north and south sides of Madaket Harbor. Coastal dune and beach areas are interspersed along the shoreline.

[47] Nantucket Open Space and Recreation Plan, 2007



Shrub Swamps[48]

Shrub swamps are often characterized as bogs but are in fact a successional development of kettle ponds. Nantucket's 23 shrub swamps cover about 1,300-acres, located predominantly in the terminal moraine and fosse area in the northern half of the island and in Ram Pasture in the south. There are specific conglomerations in the Madaket Watershed Protection District area and the immediate southwest of Quidnet.

Sandplain Healthlands[49]

Sandplain Heathland communities, or heath sand barrens or coastal heathlands, are open, nearly treeless communities dominated by low-growing members of the Heath family (Ericaceae) and located either on stabilized dunes or plains of glacial deposits. On Nantucket Sandplain Heathlands are known as moors. Various heaths and heath-like species thrive in the rugged environment of extreme daily and seasonal temperature variations, nutrient-poor soil, intense sunlight, and salt-laden winds.

Common plants of Heathlands include Early and Late Lowbush Blueberry, Pennsylvania Sedge, Bayberry, Mayflower or Trailing Arbutus, and Little Bluestem When they are dominant, the following species are indicators of Sandplain Heathlands: Bearberry, Black Huckleberry, Broom Crowberry, Golden Heather and, False Heather. Plants that are found in the dune

[48] Nantucket Open Space and Recreation Plan, 2007

[49] Commonwealth of Massachusetts, Division of Fisheries and Wildlife, Natural Heritage and Endangered Species Program, Natural Community Factsheet, Sandplain Healthlands, Update 2007

heathland, but that only rarely occur in the upland heath community, include Beach Pea, Seaside Goldenrod and False Heather. Many plants that are considered rare in Massachusetts occur in the heathland communities of Nantucket such as Shadbush, Butterfly Weed, Sandplain Blue-eyed Grass), Broom Crowberry, Eastern Silvery Aster, Sandplain Flax, Purple Cudweed, and Bushy Rockrose.

Sandplain heathland is a dominant vegetative community on the island and the best and one of largest and best examples of Sanplain Heathland in the country. The island's two main locations for this extraordinary landscape are just south of Polpis Harbor, and just east of White Goose Cove.

Pitch Pine /Scrub Oak Barrens

Pitch Pine and Scrub Oak have outcompeted the grassland species of the heathland communities on Nantucket and created new communities locally referred to as barrens. Examples of barrens on the island occur on Nantucket Conservation Foundation properties including the Middle Moors and along the south shore of the island between Nantucket Memorial Airport and the former Tom Nevers Naval Facility.[50]

Pitch pine/scrub oak barrens are a fire maintained and fire dependent type of natural community. Species of the community tend to be adapted to occasional light fires: some sprouting naturally from remaining root crowns and others releasing seeds or germinating only when activated by fire. Pitch pine/scrub oak communities on Nantucket host a limited variety of flora. In addition to pitch pine and scrub oak are understory species including Huckleberry and Lowbush blueberries and ground hugging species including Bearberry and lichens along with sedges or little blue stem.[51] Pitch pine/scrub oak barrens are vital to some butterfly species and fragmentation of these landscapes threatens their existence. The barrens themselves are also threatened by exclusion of fire and human development.[52]

Cranberry Bogs

Cranberry bogs are lands dominated by low cranberry vines in freshwater wetlands. Nantucket's cranberry bogs were an important part of the Island's economy before World War Two. Today the Nantucket Conservation Foundation provides protection and stewardship of the Island's two remaining commercial cranberry bogs with 193-acres under cultivation at the Milestone Bog and an additional 25-acres in production at the Windswept Bog on the Polpis Road[53]. Other non-commercial bogs can be found scattered throughout the island, though are generally small.

[50] Nantucket Conservation Foundation, website "Natural Habitats of Nantucket", 2012

[51] Commonwealth of Massachusetts, Division of Fisheries and Wildlife, Natural Heritage and Endangered Species Program, Natural Community Factsheet, Pitch Pine/Scrub Oak Community, Update 2007

[52] Ibid

[53] Nantucket Conservation foundation website, September 2012

Rare, Threatened and Endangered Plant Species

The following figure lists the rare plants recorded in Nantucket by the Natural Heritage and Endangered Species Program of the State Division of Fisheries and Wildlife.[54] However, many rare species are difficult to detect even though they are present. The Natural Heritage Program does not conduct methodical species surveys in each community on a consistent basis. Therefore, the fact that the "year last observed" has not been recorded should not lead to the interpretation that the species no longer occurs in a community.

Rare, Threatened and Endangered Vascular Plants[55]

Scientific Name	Common Name	State Status	Year Last Observed
Ageratina aromatica	Lesser Snakeroot	Endangered	2006
Agrimonia pubescens	Downy Agrimony	Threatened	2007
Amaranthus Pumilus[56]	Seabeach Amaranth	Endangered	n/a
Amphicarpum amphicarpon	Annual Peanut-grass	Endangered	2012
Aristida purpurascens	Purple Needlegrass	Threatened	2011
Asclepias purpurascens	Purple Milkweed	Endangered	1986
Carex mitchelliana	Mitchell's Sedge	Threatened	1990
Carex striata	Walter's Sedge	Endangered	1908
Celastrus scandens	American Bittersweet	Threatened	1911
Crassula aquatica	Shore Pygmy-weed	Threatened	2007
Crataegus bicknellii	Bicknell's Hawthorn	Endangered	2018
Dichanthelium commonsianum	Commons' Rosette-grass	Special Concern	1984
Dichanthelium mattamuskeetense	Mattamuskeet Rosette-grass	Endangered	2013
Elatine americana	American Waterwort	Endangered	1905
Eleocharis tricostata	Three-angled Spike-sedge	Endangered	2015
Gamochaeta purpurea	Purple Cudweed	Endangered	1990
Hydrocotyle verticillata	Saltpond Pennywort	Threatened	2019
Hypericum adpressum	Creeping St. John's-wort	Threatened	2019
Hypericum stragulum	St. Andrew's Cross	Endangered	2017
Juncus biflorus	Two-flowered Rush	Threatened	2019
Lechea pulchella var. moniliformis	Bead Pinweed	Endangered	2014
Leptochloa fusca ssp. fascicularis	Saltpond Grass	Threatened	2008
Liatris novae-angliae	New England Blazing Star	Special Concern	2020
Lobelia siphilitica	Great Blue Lobelia	Endangered	2007
Lycopodiella alopecuroides	Foxtail Clubmoss	Endangered	2013
Lycopus rubellus	Taperleaf Water-horehound	Endangered	2013

[54] Only rare species records that are fewer than 25 years old are used in Natural Heritage project review associated with the Massachusetts Wetlands Protection Act Regulations (310 CMR 10.00) and the Massachusetts Endangered Species Act Regulations (321 CMR 10.00).

[55] MA Divisions of Fisheries and Wildlife, Natural Heritage, and Endangered Species Program. https://www.mass.gov/info-details/rare-species-viewer

[56] US Fish and Wildlife Service. Environmental Conservation Online System. https://ecos.fws.gov/ecp/report/species-listings-by-current-range-county?fips=25019

Malaxis bayardii	Bayard's Adder's-mouth	Endangered	1906
Mertensia maritima	Oysterleaf	Endangered	2009
Nabalus serpentarius	Lion's Foot	Endangered	2019
Ophioglossum pusillum	Adder's Tongue Fern	Threatened	1911
Opuntia humifusa	Eastern Prickly Pear	Endangered	2015
Persicaria setacea	Swamp Smartweed	Threatened	1908
Polygonum glaucum	Sea-beach Knotweed	Special Concern	2018
Rhynchospora torreyana	Torrey's Beaksedge	Endangered	2016
Rumex pallidus	Seabeach Dock	Threatened	1884
Rumex verticillatus	Swamp Dock	Threatened	1884
Sabatia campanulata	Slender Marsh Pink	Endangered	2002
Sabatia kennedyana	Plymouth Gentian	Special Concern	1889
Sanicula canadensis	Canadian Sanicle	Threatened	2019
Scleria pauciflora	Papillose Nut Sedge	Endangered	2016
Scleria triglomerata	Tall Nut-sedge	Endangered	2016
Setaria parviflora	Bristly Foxtail	Special Concern	1983
Sisyrinchium fuscatum	Sandplain Blue-eyed Grass	Special Concern	2018
Sphenopholis pensylvanica	Swamp Oats	Threatened	1908
Suaeda calceoliformis	American Sea-blite	Special Concern	1989
Symphyotrichum concolor	Eastern Silvery Aster	Endangered	2019
Triosteum perfoliatum	Broad Tinker's-weed	Endangered	1907
Tripsacum dactyloides	Northern Gama-grass	Endangered	2007
Utricularia subulata	Slender Bladderwort	Special Concern	2016

E. Fisheries and Wildlife

Wildlife is important to the town's health, economy, and quality of life. It is integral to the town's fishing and harvesting industry, supports the tourist industry, adds interest and variety to the landscape, and in general is a barometer of the ecological health of the community. Nantucket has within its boundaries an unusual number of diverse habitats critical to the survival of its wildlife populations.

Marine Habitats

Fisheries[57]

As a coastal area, Nantucket remains an important source of shell and finfish for commercial and recreational fishing.

Mollusks inhabit tidal estuaries and occasionally inland waters. Nantucket Harbor, running half the length of the island, and with 4,659-acres of protected waters, is the most important commercial area for mollusks, which include bay scallops, quahogs, soft-shell clams, and American oysters. Bay scallops are the most important shellfish to the local fishing industry. Because of the low productivity, scallop populations fluctuate, proving to be a lucrative but unstable commercial fishery. Natural Resources staff have restored the Brant Point Shellfish Hatchery with Community Preservation Funds and private donations to supplement the wild population within Nantucket and Madaket Harbors. The Natural Resources staff have also instituted several other projects to support local fishers, such as deploying spawning cages,

[57] Nantucket Open Space and Recreation Plan, 2007

conducting a larval recruitment study, and mapping eelgrass.[58] Oysters have been produced commercially since 1982, and a seeding and transplanting project, currently supported by the town and the state, is one of the primary sources of uncontaminated oyster seed on the east coast. The quahog and soft-shell clam are more important as a recreational fishery than a commercial one on Nantucket. The Natural Resource Department in partnership with a local commercial fisherman, Madaket Admiralty Association, Nantucket Shellfish Association, Nantucket Land Council, and the Madaket Conservation Association placed 180,000 quahog seed in one-year (as part of a three-year project) within Nantucket and Madaket Harbors for recreational use when they reach harvestable size.

Crustaceans found in Nantucket's waters are the American lobster and the blue crab. Although lobster has a limited commercial return, a small but active lobster fishery on Nantucket supplies local needs. The blue crab has declined in range and number all along the Atlantic seaboard.

Finfish found around the island and in the harbor include the American eel, white hake, tomcod, alewife, striped bass and bluefish, the latter two being by far the most important recreationally. Other finfish in Nantucket Sound include Windowpane flounder, Long-finned squid, Atlantic butterfish, Atlantic mackerel, Summer flounder, Scup, Black sea bass, Surf clam, King mackerel, Spanish mackerel, Blue shark and Skate.

Mass GIS data also indicates two Alewife (Herring) runs in Nantucket, one at Hither Creek and the other at the southern tip of Ram Pasture, neither are actively managed.

INLAND HABITATS[59]

MAMMALS

Many species common to the Massachusetts mainland such as fox, raccoon and skunks are absent or rare on Nantucket. Common larger mammals that do inhabit the island include the eastern white-tailed deer and cottontail. The deer population on Nantucket has thrived in the dense scrub habitat since its introduction in 1922. Many small species of mice, shrew, and voles exist, particularly in the heath and dune areas. The most significant small animal is the Muskeget vole, whose only known habitat is Nantucket. Muskeget Island is one of two smaller islands off the western end of Nantucket. Because it is the only home of the vole and the only known colony of grey seals south of the Gulf of Maine, it was nominated as a "Nationally Significant Unique Wildlife Ecosystem".

BIRDS

Nantucket Sound lies during the North Atlantic Flyway, a major migratory route for songbirds, raptors, shorebirds, sea ducks and other sea birds. Land surrounding the Sound, including the island of Nantucket, serves as a feeding and breeding ground to many different species of birds, including globally significant populations of the federally protected Piping Plover. Four species of terns, all of which are state-listed and two of which are federally listed species, breed in colonies on the near-shore environment and feed in the shallow shoals sprinkled throughout Nantucket Sound. Waterfowl that winter on Nantucket include the Black Duck and Green Winged Teal. Nesting sites are predominant among the island's inland wetlands areas.

Nantucket is a haven for songbirds and predatory birds as well as shorebirds and waterfowl. A common inland bird species is the ring-necked pheasant that inhabits most areas including the more densely developed areas of the island. Songbirds and foragers common to heath

[58] Nantucket. Natural Resource Department Webpage. https://www.nantucket-ma.gov/691/Brant-Point-Shellfish-Hatchery

[59] Nantucket Open Space and Recreation Plan, 2007

and shrub vegetation include the catbird, yellowthroat, towhee, and several species of sparrow, goldfinch, and chickadee. predatory birds common on the island include the osprey, sparrow hawk and the red-tailed hawk.

Of particular interest species are the Short-eared Owl (Endangered), and the Northern Harrier (Threatened). Both are known to breed in Massachusetts only on the Cape and Islands. Both species require large unbroken expanses of open, grassy habitat such as Nantucket's "Moorlands" for hunting, nesting, and breeding. The most common shorebirds on Nantucket are gulls including herring and black-backed gulls. these adaptable birds' nest in areas of low shrub and coastal grasses throughout the island.

The 1984 designation of the Moorlands Management District was an attempt to preserve significant remaining areas of sandplain grassland and coastal heathland habitat of the owl, the harrier, and several other threatened and endangered species. The Town protects bird habitat by using fencing to block of nesting habitat for protected species. Kites must maintain a 200-yard offer from the edge of the fencing. Vehicles, including beach bikes must stay in vehicle corridors. Lastly all pets must be leashed.[60]

Corridors for Wildlife Migration

Wildlife corridors are areas of contiguous tracts of land that provide habitat suitable to accommodate wildlife migration patterns. Major wildlife corridors in Nantucket include the forested areas and fields between Long Pond and Hummock Pond, Tom Nevers area, and the heathlands.

Rare, Threatened and Endangered Species

Two species, the Piping Plover (Threatened) and the Roseate Tern (Endangered), sighted in Nantucket are on the Federal Endangered Species List. Many rare species are difficult to detect even though they are present, and the Natural Heritage and Endangered Species Program does not conduct methodical species surveys in each community on a consistent basis.[61]

[60] Town of Nantucket. Webpage. https://www.nantucket-ma.gov/558/Birds-of-Nantucket

[61] Only rare species records that are less than 25 years old are used in Natural Heritage project review associated with the Massachusetts Wetlands Protection Act Regulations (310 CMR 10.00) and the Massachusetts Endangered Species Act Regulations (321 CMR 10.00).

Rare, Threatened and Endangered Vertebrates and Invertebrates[62]

Scientific Name	Common Name	State Status	Year Last Observed
Abagrotis benjamini	Coastal Heathland Cutworm	Special Concern	2016
Acronicta albarufa	Barrens Dagger Moth	Threatened	2011
Ammodramus savannarum	Grasshopper Sparrow	Threatened	1997
Antrostomus vociferus	Eastern Whip-poor-will	Special Concern	2019
Apamea inebriata	Drunk Apamea Moth	Special Concern	2004
Asio flammeus	Short-eared Owl	Endangered	2010
Asio otus	Long-eared Owl	Special Concern	2016
Bartramia longicauda	Upland Sandpiper	Endangered	1955
Botaurus lentiginosus	American Bittern	Endangered	1970s
Catocala herodias	Herodias Underwing Moth	Special Concern	2011
Chaetaglaea cerata	Waxed Sallow Moth	Special Concern	2010
Charadrius melodus	Piping Plover	Threatened	2018
Cicindela duodecimguttata	Twelve-spotted Tiger Beetle	Special Concern	1923
Cicindela limbalis	Claybank Tiger Beetle	Threatened	2002
Cicindela purpurea	Cow Path Tiger Beetle	Special Concern	2011
Cicinnus melsheimeri	Melsheimer's Sack Bearer	Threatened	2011
Cingilia catenaria	Chain Dot Geometer	Special Concern	2011
Circus hudsonius	Northern Harrier	Threatened	2015
Euchlaena madusaria	Scrub Euchlaena	Special Concern	2000
Gallinula galeata	Common Gallinule	Special Concern	Historic
Hemileuca maia	Buck Moth	Special Concern	2011
Heterocampa varia	Sandplain Heterocampa	Threatened	2011
Limnadia lenticularis	American Clam Shrimp	Special Concern	2002
Metarranthis pilosaria	Heath Metarranthis	Special Concern	2011
Myotis septentrionalis	Northern Long-eared Bat	Endangered	2019
Neoligia semicana	Northern Brocade Moth	Special Concern	2018
Papaipema appassionata	Pitcher Plant Borer Moth	Threatened	1941
Papaipema stenocelis	Chain Fern Borer Moth	Threatened	2009
Papaipema sulphurata	Water-willow Borer Moth	Threatened	2015
Photedes inops	Spartina Borer Moth	Special Concern	2010
Podilymbus podiceps	Pied-billed Grebe	Endangered	1988
Psectraglaea carnosa	Pink Sallow Moth	Special Concern	2010
Ptichodis bistrigata	Southern Ptichodis	Threatened	2004
Scaphiopus holbrookii	Eastern Spadefoot	Threatened	1997
Setophaga americana	Northern Parula	Threatened	2009
Sterna dougallii	Roseate Tern	Endangered	2008
Sterna hirundo	Common Tern	Special Concern	2011
Sterna paradisaea	Arctic Tern	Special Concern	1995
Sternula antillarum	Least Tern	Special Concern	2017
Sympistis riparia	Dune Sympistis	Special Concern	2004
Terrapene carolina	Eastern Box Turtle	Special Concern	2019
Tyto alba	Barn Owl	Special Concern	2011
Zale lunifera	Pine Barrens Zale	Special Concern	2003

The Department of Natural Resources administers The Endangered Species Program for the Town of Nantucket on all town-owned or operated beach properties. The endangered species program is primarily focused on three species of birds that breed on the beach: Piping Plover (Charadrius melodus), Least Tern (Sterna antillarum), and American Oystercatcher (Haematopus palliates). Any other species of tern that demonstrates breeding behaviors or actual nesting are also monitored. Historically the beaches on which these species have displayed breeding behaviors included Jetties Beach, Smith's Point, Low Beach, Jackson Point, Surfside Beach, and Dionis Beach. These beaches are the primary focus of the monitoring program. All other town-owned or operated beaches are also checked periodically during the breeding season for any endangered species or breeding birds.

F. Scenic Resources and Unique Environments

BioMap

BioMap is the result of an ongoing collaboration between MassWildlife and the Massachusetts Chapter of The Nature Conservancy (TNC). Since its inception in 2001, this comprehensive tool has become a trusted source of information to guide conservation that is used by a wide spectrum of conservation practitioners. Today's BioMap builds on previous iterations with the continuing goal of protecting the diversity of species and natural ecosystems within the Commonwealth. BioMap is an important tool to guide strategic protection and stewardship of lands and waters that are most important for conserving biological diversity in Massachusetts.

BioMap combines geodatabase on rare species and natural communities with spatial data to identify critical wildlife species and habitat. BioMap also integrates The Nature Conservancy's assessment of large, well-connected, and intact ecosystems and landscapes across the Commonwealth, incorporating concepts of ecosystem resilience to address anticipated climate change impacts.[63]

BioMap conservation targets are grouped into 2 elements:

- *Core Habitat* identifies areas critical for the long-term persistence of rare species, exemplary natural communities, and resilient ecosystems.
- *Critical Natural Landscape* identifies large landscapes minimally impacted by development and buffers to core habitats and coastal areas, both of which enhance connectivity and resilience.

Each element contains several components of biodiversity conservation. Protection and stewardship of these elements are essential to safeguard the diversity and abundance of species and their habitats, as well as resilient natural landscapes across Massachusetts.

BioMap uses specific data and sophisticated mapping and analysis tools to spatially define each of these elements, understanding of species biology, conservation biology, and landscape ecology. *(See Appendix A: Maps)*

BioMap Information includes:

- Habitats for rare, vulnerable, or uncommon mammal, bird, reptile, amphibian, fish, invertebrate, and plant species.
- Priority natural communities.

[62] MA Division of Fisheries and Wildlife, Natural Heritage and Endangered Species Program. https://www.mass.gov/info-details/rare-species-viewer

[63] MA Division of Fisheries and Wildlife, 2015 State Wildlife Action Plan (SWAP)

- High-quality wetland, vernal pool, aquatic, and coastal habitats.
- Intact forest ecosystems.

BioMap data layers are static. They were created in 2022, replacing the older NHESP BioMap2 Core Habitat, Critical Natural Landscape, and associated components.[64]

Most of the island except for the more densely populated areas (Nantucket Town, Siaconset, Tom Nevers Road, Madakeet, Monomet and other small pockets) has been identified as Core Habitat. Critical Natural Habitats and Estimated Priority Habitats cover similar lands and extend into the marine environment as well.

Unique Geologic Features

Nantucket's unique geologic features include its beaches and sand dunes along its shores and its rolling hills and kettle holes within its interior. On the eastern side of the island Altar Rock at and Sankaty Head, the only spots on the island more than 100-feet above sea level, provide brief counterpoints to the island's lowlands.

Scenic Landscapes

Nantucket has a rich diversity of scenic landscapes that include stunning ocean views, as well as closer views of the surrounding beaches and bays, inland moors, quaint villages and striking architecture and gardens. The scenic qualities found along Polpis Lane including open farmland caused the town to grant it the special Scenic Road designation, giving protection to trees and stone walls within the road's right-of-way.

Three major areas are designated as highly scenic by the Massachusetts DEM Scenic Landscapes Inventory:

- The entire rim of Madaket Harbor and beyond including Eel Point, North Point and Jackson Point as well as Muskeget and Tuckernuck Islands;
- The entire north and east rim of Nantucket Harbor including the barrier beaches, Coskata-Coatue Wildlife Refuge; and,
- A large swath of land north of Siasconset and south of Sesachacha Pond stretching west into the Moorlands region.

Cultural, Archeological and Historic Areas

Local and National Historic Districts

In 1955, Nantucket was one of the first communities in the nation to establish a local historic district and to adopt regulations to control physical changes within it. The local historic district included Old Town and the Village of Siasconset and was (and still is) administered by the Nantucket Historic District Commission. In 1966 Nantucket's historic districts were designated one of the country's first National Historic Landmarks (NHL) by the Secretary of the Interior under new federal regulations. In 1971 the Town expanded its historic district to include the entire island as well as the island of Maskeget and Tuckernuck and in 1975 the NHL was expanded as well.[65] The Secretary of the Interior accepted the updated and additional National Historic Landmark documentation for the Nantucket Historic District in October 2012.

[64] BioMap Components | BioMap Hub (arcgis.com)

[65] Nantucket Preservation Trust, https://www.nantucketpreservation.org/

In 2021, the Town of Nantucket, Massachusetts became certified under 54 U.S.C. 3025, commonly known as Section 101(c) of the National Historic Preservation Act, and partner in the Federal Preservation Program to preserve National Historic Landmarks. [66]

National Historic Landmarks are nationally significant historic places designated by the Secretary of the Interior because they possess exceptional value or quality in illustrating and interpreting the heritage of the United States. Today, fewer than 2,500 historic places bear this national distinction.[67]

Two core historic districts remain with two smaller zoning overlays the Sconset Old Historic and residential Old Historic. Many properties on the island also have a preservation restriction.[68]

National Register of Historic Places

In addition to the Island being a National Historic District the following properties are also listed on the National Register of Historic Places:

- Brant Point Light Station
- Jethro Coffin House, also known as the "Oldest House"
- Sankaty Head Light

State Register of Historic Places

There are hundreds of State Register of Historic Places properties identified in the Massachusetts Historical Commissions data base.[69]

G. Environmental Challenges

There are several environmental challenges that are considered below to assist the Town as it moves forward to meet its Open Space and Recreation goals.

Hazardous Waste Sites

The Department of Environmental Protection (DEP), Division of Hazardous Waste, classifies oil or hazardous material disposal sites (or Chapter 21E sites) using a two-tier system. Tier 1 sites are considered to be high priority and is assigned to those sites which pose the most serious environmental risk by impacting receptors such as air and water. Tier 1 used to vary in ranking from 1A to 1D. Now Tier 1A, B, C are classified as a single category. A site is classified Tier 1D if the responsible party fails to provide a required submittal to DEP by a specified deadline. The AST Release listed the Nantucket Memorial Airport as a Tier 1 sites. The Hatch's Gas Station is listed as a Tier 1D site at 133 Orange Street. The First Winthrop Tank Farm on New Whale Street is listed as Tier 2. [70]

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[66] United State Department of the Interior letter to Town of Nantucket Board of Selectmen, dated March 19, 2021

[67] National Park Service, National Historic Landmarks Program, 2020

[68] Town of Nantucket. Webpage. https://www.nantucket-ma.gov/DocumentCenter/View/11200/Historic-Districts-Map

[69] Massachusetts Historical Commission Cultural Resource Information System https://mhc-macris.net

[70] Energy and Environmental Affairs. Waste Site & Reportable Releases Data Portal. https://eeaonline.eea.state.ma.us/Portal/#!/search/wastesite/results?TownName=NANTUCKET

Gasoline filling stations and other types of service or disposal uses which may pose environmental problems are primarily considered to be non-priority sites by the DEP, or Tier This tier is the lowest priority with the DEP. While there is reason to be alert, the sites in this classification are generally disposal sites which have the least impact on the environment of all classified sites. DEP provides relatively little oversight in these cases, and the owner is responsible for cleanup and monitoring environmental hazards.

These facilities are not to be confused with EPA Tier II Reporting Sites that must submit reports to the Massachusetts Emergency Management Agency to mitigate the effects of a release or spill of hazardous materials. There are over 20 Tier II reporting sites on Nantucket.

Other sites are classified as Response Action Outcome (RAO) sites and have submitted an RAO Statement to asserts that response actions were sufficient to achieve a level of no significant risk or at least ensure that all substantial hazards were eliminated for the current land use. There are 100 RAO sites listed for Nantucket and 86 have a permanent solution and do not have an Activity and Use Limitation (AUL). AULs are legal restrictions set by the MA DEP to limit future exposure to contaminants remaining at a site. Therefore, the cleanup requirements have been satisfied but would require additional efforts if the current use changed.

LANDFILL

Waste Options Nantucket, owns and operates the composter at the Town-owned Waste Recycling and Composting Facility at 188 Madaket Road. A landfill does exist on the property but is not permitted to accept solid waste for disposal but can accept residual materials screened out of the composting process. A materials recovery facility accepts separated components and ships them to the mainland to be sold to material brokers. Glass is collected separately and is used as cover for the active landfill. The program includes a solid waste recycling and composting facility that is estimated to divert close to 80% of the island's waste from landfilling.[71] Two transfer stations that are privately owned also accept construction and demolition debris, one on the Town-owned Madaket Road site and another on a privately owned site. The Town is currently considering future options for waste management as the current contract with Waste Options is set to expire in 2025.

COASTAL EROSION AND FLOODING

Coastal erosion and flooding are inevitable for the island of Nantucket and are problems along its coastlines and south shore where the state's highest long-term average annual erosion rate of approximately 12-feet per year occurs. Both storm-driven and sunny-day flooding are causing increasing flooding.[72] The 2019 Hazard Mitigation Plan lists erosion as a major concern for southern shore with possible impact to the major erosion issues that exist in Siasconset along Baxter Road, Southwest Corridor, Sheep's Pond Road and the west facing coast in Madaket.

The Nantucket Coastal Resilience Plan ("CRP") is a crucial step in the Town of Nantucket's process of preparing for and adapting to the combined threats posed by sea level rise, coastal flooding, and coastal erosion. The CRP provides a plan for building resilience to and reducing risk from flooding and erosion along Nantucket's coastline. The process involves analysis of risk and vulnerability across the island, examination of a range of coastal resilience options, and recommendations for new policies and investments in structural, nature-based,

[71] NLC News: Nantucket;s New Household Trah and Recycling Guidelines, https://www.nantucketlandcouncil.org/nlc-news-nantuckets-new-household-trash-and-recycling-guidelines/

[72] Sea Grant Woods Hole Oceanographic Institution, https://seagrant.whoi.edu/shoreline-change-and-the-importance-of-coastal-erosion/

and non-structural approaches. The CRP provides detailed implementation guidance for projects recommended for the coming 10-15 years, as well as details on longer-term adaptation pathways. Throughout the process, the Project Team, led by the Town of Nantucket Natural Resources Department and Coastal Resilience Advisory Committee, has worked in close partnership with the Nantucket community and other groups committed to advancing coastal resilience on Nantucket. The final CRP was delivered in October 2021.

One of its key findings is the coastal hazard on Nantucket will grow over time If no flood or erosion mitigation is implemented on Nantucket.[73]

From now through 2070, 2,373 structures are at risk from flooding and erosion.

- At least 49% of at-risk buildings are historic and account for 81% of the total risk.
- From now through 2100, the following infrastructure and services may be exposed and at risk of loss of service:
    - 10 miles of public and private roadway may be out of service by 2030, 20 miles by 2050, 29 miles by 2070, and 45 miles by 2100, resulting in impaired access across the island.
    - 6 miles of public and private roadway is vulnerable to erosion by 2030, 33 miles by 2100, also resulting in impaired access across the island.
- By 2030, public roadways leading to the Steamship authority wharf could experience a frequent loss of service at mean monthly high water. By 2050, the Steamship authority wharf will be completely cut off from surrounding roadways at mean monthly high water. This poses a significant risk to access to and from the island, as well as critical supply lines.
- From now through 2100, the following open spaces and natural resources will be exposed and at risk of loss of service and/or changes to the ecosystem (Loss of service for roadways is defined as being subject to more than 6 inches of inundation, the depth of water at which it is unsafe to drive to a small passenger car):
    - 312-acres of public open space is vulnerable to erosion by 2030 and up to 1,754-acres could be vulnerable by 2100, reducing opportunities for recreation and enjoyment for the community.
    - 719-acres of priority natural communities could be impacted by mean monthly high water by 2030, 926 acres by 2050, 1,187-acres by 2070, and 1,573-acres by 2100, resulting in potential changes to these ecosystems.
    - Up to 268 additional acres of wetland resource areas compared to today may be submerged by mean monthly high water by 2030, 424 additional acres by 2050, 645 additional acres by 2070, and 1,055 additional acres by 2100. Without plans for marsh migration or other mitigation steps, these resources may be impaired or lost.

[73] Costal Resilience Plan, https://www.nantucket-ma.gov/2030/Coastal-Resilience-Plan

While erosion and flooding are necessary and natural, they do have the potential to damage coastal property and related infrastructure as well as jeopardize public safety. To address these issues the town, coastal managers, property owners, and developers must understand the magnitude and causes of erosion, and apply appropriate management techniques that will allow its beneficial functions to continue[74] including limiting development in areas that are prone to coastal erosion and flooding.

Development Impacts

Most new development has some impact on the environment, although many of these impacts can be minimized by strict enforcement of federal, state and local environmental regulations. Impacts occur during construction as vegetation is altered and topsoils are disrupted, allowing wind, rainfall and snowmelt to increase erosion and sedimentation. Ongoing major impacts are an increase in impervious areas, which can contribute to flooding, reduced groundwater recharge, and increased stormwater runoff; pollution potential from industrial processes; and loss of open space, tree canopy, and wetlands.

Sedimentation

Sedimentation alters the physical features of a water body through modifications to the basin profile which affect water depth, surface area, circulation patterns, and flow rates. These physical challenges can have a significant effect on water quality due to the alteration of the natural self-purification process. Sedimentation can cause water quality impacts from an increase in suspended matter, high turbidity, nutrient enrichment, water temperature fluctuations and reduced concentrations of dissolved oxygen. Sedimentation also changes water levels affecting natural communities as well as commercial and recreational access.

In the Town of Nantucket, harbor channels are the area's most prone to sedimentation. The shifting currents cause channels to fill in at rapid rates necessitating maintenance dredging. Currently, dredging occurs periodically at Nantucket and Madaket harbors.[75]

Ground and Surface Water Pollution

Stormwater runoff is one of the most significant threats to aquatic ecosystems in the United States. As water runs over and through the watershed, it picks up and carries contaminants and soil. If untreated, these pollutants wash directly into waterways carried by runoff from rain and snowmelt. These contaminants can infiltrate groundwater and concentrate in streams and rivers, ultimately being carried down the watershed and into the ocean.[76]

Nitrogen and phosphorus loading is the most serious threat to groundwater, drinking water supplies, coastal embayments, and ponds in the town. The principal source of nitrogen and phosphorous loading is residential development with compromised or failing septic systems and secondarily from fertilizers used on lawns, gardens, and golf courses. Storm water runoff also introduces pollutants to ground and surface water supplies and is often increased with development.

Threats to the town's ground and surface waters may be reduced by expanding the public sewer system. The public system currently exists only in the downtown core and in Siasconset, where there are also associated sewage treatment facilities. Threats can be further reduced using progressive stormwater management strategies on construction sites

[74] Massachusetts Office of Coastal Zone Management, Massachusetts Shoreline Change Fact Sheet, https://www.mass.gov/stormsmart-coasts-program

[75] Nantucket Open Space and Recreation Plan, 2007

[76] NOAA, https://www.noaa.gov/education/resource-collections/freshwater/watersheds-flooding-and-pollution

and best management practices on developed and managed sites including roadways parking lots, agricultural lands and playing fields.

Nantucket is developing a Stormwater By-Law to promote the removal of pollutants from stormwater, to encourage the recharging of stormwater, to develop methods to maintain functional operation of stormwater, to utilize best management practices, to improve stormwater quality prior to discharging to a water body, and to education property owners. The Town will also develop Regulations to provide guidance in the implementation of the Stormwater By-Law.[77]

Invasive Species

Non-native invasive plants, those that grow rapidly and are difficult to remove or control once established, are often threats to forests and wetland areas, particularly in urban and suburban areas. When invasive species take over large areas of habitat and ecological processes are changed. Often invasive species force out the native species that provide food and habitat for local fauna.

The Nantucket Invasive Plant Species Committee (IPSC), a standing committee of the Nantucket Biodiversity Initiative, is an on-island collaboration of people and organizations interested in and actively pursuing non-native invasive plant species identification, management, research, education, and eradication. The IPSC has identified the top ten highly invasive plan species of Nantucket as the following.[78]

Top Ten Highly Invasive Plan Species of Nantucket

Ornamental Invasives	
Oriental Bittersweet	Celastrus orbiculatus
Multiflora Rose	Rosa multiflora
Autumn Olive	Elaeagnus umbellate
Japanese Honeysuckle	Lonicera japonica
Purple Loosestrife	Lythrum salicaria
Japanese Black Pine	Pinus thunbergiana
Invasive Weeds	
Japanese Knotweed/Mexican Bamboo	Polygonum cuspidatum
Giant Reed	Phragmites australis
Black Swallop-wort	Cynanchum louiseae
Spotted Knapweed	Centaurea biebersteinii

Environmental Equity

Environmental equity as it relates to open space planning refers to the distribution of open spaces and the ease of access and quality of resources for different family types, income levels, and physical abilities. The location of the Environmental Justice Neighborhoods in Nantucket are mostly due to Nantucket's geologic features, the center of Nantucket has the most undeveloped area and least private conservation areas compared to the rest of the Town. However, there are a public recreational amenity in the ENJ area such as Madequecham Beach, Nantucket Elementary School Facilities, Skate Park, and the Miacomet Golf Club. As discussed in *Section 7*, this plan considers ways to reduce any inequities in access to open space amenities.

[77] Town of Nantucket, Stormwater, https://www.nantucket-ma.gov/1361/Stormwater
[78] Nantucket Biodiversity Initiative, https://www.nantucketbiodiversity.org/

SECTION 5 | INVENTORY OF LANDS OF CONSERVATION AND RECREATION INTEREST

Nantucket possesses a wide array of public and private conservation and recreation lands. Property described in this inventory falls along a continuum, from land protected by rigorous legal means; to land that could be developed, although not readily; to land that has no protection but is of interest for conservation or recreation purposes. The degree of protection is noted on the matrix at the end of this section.

WHY OPEN SPACE PLANNING IS IMPORTANT

Nantucket's natural resources and history have helped to create a distinctive landscape and a richness of culture that makes the town an attractive and interesting place to live and visit. Protection of these natural and cultural resources ensures a healthy environment that can provide safe drinking water, clean air, sustain wildlife populations and their habitats and offer a variety of outdoor recreation opportunities.

Planning for the preservation of lands and resources allows a community to undertake comprehensive analysis of conditions and identify needs before taking actions. Too often, open space protection is a reactive measure, mobilizing community funding to preserve the "last wetland" or "last farm." This method can not only be costly but can also result in disconnected fragments of conservation land. Establishing criteria for prioritizing open space parcels for protection allows the town to be strategic about which lands to acquire. Criteria should focus on developing a network of large, connected parcels of open space, which have higher ecological value, and creating recreational facilities that meet the needs of all community members.

HOW OPEN SPACE IS PROTECTED

ACQUISITION

Public open space and park lands can be acquired by several means, including outright purchase and donation of land. Public recreation and conservation lands may be permanently protected, provided they have been dedicated to such uses by deed. They may also be protected if acquired for conservation or recreation purposes, and if Community Preservation Act Funds are used in their acquisition, among other means.

Private, public, and non-profit lands that have been dedicated for conservation or recreation uses are protected under Article 97 of the Articles of Amendment to the State Constitution. In 1972, Massachusetts voters approved Article 97, which establishes that any state- or municipally-owned land taken or acquired for conservation or recreation purposes shall not be used for other purposes unless the Massachusetts legislature approves the change by a two thirds vote, among other requirements. Article 97 is intended to discourage lands acquired for these purposes from being converted to other inconsistent uses.

RESTRICTIONS

Conservation restrictions, as also called conservation easements, are voluntary, yet binding, legal agreements between a landowner and a municipality or land trust. The landowner may be offered various incentives including direct payment, estate tax and federal income tax deductions, and property tax relief to keep parcels in an undeveloped state either in perpetuity or for a specified number of years. The owner keeps ownership of the land, while the holder of the restriction promises to enforce the terms of protection. The unique features of conservation restrictions are that they leave land on

the tax rolls, preserve land without public ownership, and allow, in many instances, for public access. In Massachusetts, all conservation restrictions must be submitted according to the written procedures of and approved by the Secretary of Environmental Affairs.[79]

Other restrictions governed by Massachusetts General Laws are historic preservation restrictions, agricultural preservation restrictions, and watershed preservation restrictions. Preservation restrictions are legal agreements to preserve a structure or site for historical significance and require approval by the Massachusetts Historical Commission. An agricultural preservation restriction (APR) applies to lands in active farming or forest use and must be approved by the Commissioner of Food and Agriculture. Watershed preservation restrictions protect public water supplies and are approved by the Department of Conservation and Recreation.

State Regulations

Portions of some parcels can be substantially protected by the state Wetlands Protection Act and the Rivers Protection Act. Land designated as Restricted Wetlands under the Coastal Wetlands Restriction Act (M.G.L. Ch.130, s.105) is also somewhat protected, assuming vigilance in monitoring. Similarly, the state's Chapter 91 can help preserve access to historic tidelands.

Moving farther along the continuum, lands under Chapter 61, while not protected, do offer the town the right of first refusal to meet a bona fide offer to buy the land or, in the case of conversion to a disqualifying use by the landowner, an option to purchase the land at full and fair market value to be determined by an impartial appraisal. Chapter 61, 61A and 61B of the General Laws of Massachusetts are tax laws that allow for significant reduction of property taxes for landowners willing to maintain their land as managed forest, agriculture, or outdoor recreation. If a landowner chooses to withdraw land from this classification, the owner must pay a penalty tax to the municipality equal to the number of years a reduced tax has been paid on the land. When the land is put up for sale, the municipality has a right of first refusal to consider whether to buy the land outright.

A. Private Parcels

Conservation Restrictions / Private Open Space

Chapter 61 / 61A / 61B[80]

Nantucket contains both Chapter 61A (agricultural/horticultural) and 61B (private recreation) properties, but no Chapter 61 parcels (forest).

The agricultural and horticultural land classification program under Massachusetts General Laws Chapter 61A is designed to encourage the preservation of the state's valuable farmland and promote active agricultural and horticultural land use. It offers significant local tax benefits to property owners willing to make a long-term commitment to farming. In exchange for these benefits, the city or town in which the land is located is given the right to recover some of the tax benefits afforded the owner when the land is removed from classification and an option to purchase the property should the land be sold or used for any purpose other than to continue raising farm products.

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[79] A conservation restriction, formerly known as a conservation easement, is authorized by Sections 31-33 of Chapter 184 of the General Laws of the Commonwealth of Massachusetts. For more information about conservation restriction approval in Massachusetts, refer to the Massachusetts Conservation Restrictions Handbook, MA Division of Conservation Services, 2008.

[80] Chapter 61, 61A and 61B information presented in this section is from the Massachusetts Department of Revenue Division of Local Services Property Tax Bureau's "Taxpayer's Guide to Classification and Taxation of Agricultural/Horticultural Land in Massachusetts", Brochure dated October 1997.

According to the town assessor's records, 12 parcels totaling 180-acres with an assessed value of $2,437,400 are partially or completely in Chapter 61A status.

The recreational land classification program under Massachusetts General Laws Chapter 61B is designed to encourage the preservation of the Commonwealth's valuable open space and promote recreational land uses. It offers significant local tax benefits to property owners willing to make a long-term commitment to preserving land in an undeveloped condition or for use for outdoor activities. In exchange for these benefits, the city or town in which the land is located is given the right to recover some of the tax benefits afforded the owner and an option to purchase the property should the land be sold or used for any purpose other than to maintain it as open space or for recreational use.

According to the town assessor's records, 9 parcels totaling 518.53-acres with an assessed value of $28,129,200.00 are partially or completely in Chapter 61B status.

MAP	PARCEL	PARCEL CUT	LOCATION	OWNERS NAME	LAND USE CODE	USE
65	16		39 Bartlett Farm Rd	Bartlett Farm Llc	7120	TR CRP VEG
82	504		43 Bartlett Farm Rd	Bartlett John W Trst	7120	TR CRP VEG
82	505		45 Bartlett Farm Rd	Mioxes Farm Llc	7120	TR CRP VEG
65	37		5 Mioxes Wy	Mioxes Farm Llc	7130	Field CRPS
65	92		30 Bartlett Farm Rd	Mioxes Farm Llc	7130	Field CRPS
68	85		64 Old South Rd	Valero Warren G & Richard A Tr	7130	Field CRPS
82	506		36 Bartlett Farm Rd	Mioxes Farm Llc	7130	Field CRPS
65	20	3	207 Hummock Pond Rd	Bartlett Henry D Tr	7200	Non PROD M00
65	20	5	215 Hummock Pond Rd	Bartlett Henry D Tr	7200	Non PROD M00
66	1		124 Hummock Pond Rd	Bartlett Farm Llc	7200	Non PROD M00
66	1	1	120 Hummock Pond Rd	Bartlett Farm Llc	7200	Non PROD M00
82	9		Heller Wy	Bartlett Farm Llc	7200	Non PROD M00
48	25		100 Sankaty Rd	Sankaty Head Golf Club Inc	8050	61B Golf
48	28		125 Sankaty Rd	Sankaty Head Golf Club Inc	8050	61B Golf
48	29		Polpis Rd	Sankaty Head Golf Club Inc	8050	61B Golf
49	3		100 Sankaty Rd	Sankaty Head Golf Club Inc	8050	61B Golf
49	144		Plainfield	Sankaty Head Golf Club Inc	8050	61B Golf
49	164		100 Sankaty Rd	Sankaty Head Golf Club Inc	8050	61B Golf
49	2		100 Sankaty Rd	Sankaty Head Golf Club Inc	805C	61B Golf M94
49	163		100 Sankaty Rd	Sankaty Head Golf Club Inc	805C	61B Golf M94
50	3		250 Milestone Rd	The Nantucket Golf Club Inc	805R	61B Golf M01

GREENBELT[81]

Within the town's Country Overlay District is a designated "Greenbelt" that is intended to provide clear delineation between Town and Country. It is meant to be a "priority area" for acquisition but is nonbinding and not enforceable. [82] The greenbelt is made up of conserved land used for open space, recreation, and/or agriculture.[83] Most Greenbelt parcels have been zoned to lower density since 2002.

PRIVATE RECREATION FACILITIES

There are also some additional private and quasi-public recreational facilities that are not protected including the following:

- The Westmoor Club totaling 15.6-acres and featuring tennis, squash, croquet, and spa facilities.
- Nantucket Yacht Club totaling 0.72-acres.
- Great Harbor Yacht Club totaling 2-acres.
- Siasconset Casino Association totaling 0.46-acres.
- Hither Creek Boatyard totaling 2.78-acres.
- Nantucket Boat Basin, LLC totaling 2.54-acres.
- Strong Wings totaling 3.98-acres.
- Boys Scouts of America totaling 72-acres.
- Girls Scouts of America totaling 5.2-acres.
- The Nantucket Hotel and Resort totaling 1.10-acres.

These properties, though privately owned, do provide important quasi-public recreational resources for the town's residents and visitors and their long-term protection should be considered a high priority.

PRIVATE OPEN LANDS OF INTEREST FOR CONSERVATION OR RECREATION

There are several beach and coastal areas that are considered priorities for acquisition for purposes of access and erosion control. Some of these areas include:

- Smith Point
- Pocomo Point
- Along the southern coast near the mouths of Hummock Pond and Long Pond
- Along the eastern coast near Low Beach Road, Ocean Avenue and Quidnet Road.

There are also federally owned properties that may become available to the town which are also priority open space targets:

- F.A.A. property along Red Barn Road
- Coast Guard properties in the southeast quarter of the island (also known as Former Loran Station)

B. Public and Non-profit Parcels

The Town of Nantucket has cooperated extensively with non-profit groups to protect large conservation areas throughout the island. Nantucket can truly be seen as a model for open space and recreation planning in numerous ways, with the clear and tangible result being the cooperative

[81] The Greenbelt was designated by an affirmative vote on Article 70 of the 2002 ATM.
[82] Nantucket Annual Town Meeting Warrant, Page 59, April 18, 2002
[83] Nantucket Comprehensive Community Plan

protection of thousands of acres of conservation and recreation land. Public and nonprofit conservation and recreation parcels are discussed below by category.

MUNICIPAL LAND

TOWN OF NANTUCKET

The Town of Nantucket owns 645 parcels totaling 2,221.48-acres with a total assessed value of 1,296,999,800. Please end of section 5 for a breakdown of all town-owned lands by type.

NANTUCKET COUNTY

The County of Nantucket owns 77 parcels, 58 of which are part of Esther Island/Smith's Point Reservation.

TOWN OF NANTUCKET CONSERVATION COMMISSION LANDS

Town records shows the Conservation Commission holds 6 parcels totaling 24.49-acres. There have been preliminary discussions to convey these parcels to the Land Bank for more consistent and higher quality management.

NANTUCKET ISLANDS LAND BANK COMMISSION

The Nantucket Islands Land Bank, a land conservation organization created to acquire, hold, and manage important open space resources and endangered landscapes of Nantucket Island for the use and enjoyment of the public, was the first of its kind in the nation. The program was conceived by NP&EDC, adopted by the voters of Nantucket, and established by a special act of the Massachusetts Legislature in 1983.

The Land Bank has worked to accomplish its legislated purpose by actively competing in the open market to acquire land which provides the public a wide range of opportunities. Land Bank holdings currently include beaches, wetlands, aquifer recharge areas, moorlands, heathlands, rare species habitat, ocean, pond and harbor frontage, and properties for passive and active recreation.

According to town assessor's records, the Land Bank holds, or is co-holder of 694 parcels, totaling 3,441-acres of open space with an additional 503.4-acres permanently protected by conservation restrictions held either alone or in conjunction with the Nantucket Land Council (webpage).

Five elected Land Bank Commissioners serve without compensation administering the Land Bank Act, land acquisition, and property management. Eleven full-time year-round and two part time staff are employed by the Commission, plus three to four, full time seasonal staff.

BEACHES

Nantucket's coastline constitutes around 80 miles of beach. Of that beachfront property, the Town of Nantucket owns approximately eight miles and strives to expand the percentage of property open for public.

The One Big Beach Project, through the Select Board, seeks easements granted to the town by the private property owners in return for the management of the property by the Town of Nantucket. The public then gains another public access point to or along the water. The remaining beachfront property is divided amongst several public and private conservation entities and individual private owners. Due to the natural erosion process created by wind, water, and wave action during storm events and erosion caused by human impacts, Nantucket's beaches are ever changing. While some areas are naturally protected and can remain significantly stable over the course of 10-20 years, other areas of the island's coastlines can exhibit drastic changes over a short period of time: a year, a week, even a day.

The following list of beaches are either owned, managed, or co-managed by the town's Beach Management Program:

North Shore

- 40 Pole Beach (w/ Land Bank)
- Jetties Beach
- Dionis
- Washing Pond/Water Tower
- Steps Beach
-

East Shore

- Codfish Park
- Low Beach (w/ Land Bank)
- Great Point
- Squam
- Quidnet

South Shore

- Fisherman's Beach
- Miacomet Beach (w/ Land Bank)
- Nobadeer Beach (w/ Airport)
- Surfside Beach
- Cisco Beach (w/Land Bank)
- Ladies Beach
- Madequecham
- Tom Nevers

Fishermen's Beach

West Shore

- Madaket Beach
- Smith's Point Shore Reservation
- Eel Point Beach (w/Conservation Foundation)

Harbor

- Children's Beach
- Francis St. Beach
- Cathcart Beach
- Creeks Reservation
- Monomoy
- Pocomo

Nobadeer Beach

Madaket Harbor

- Warren's Landing (w/Conservation Foundation)

Parks and Active Recreation Areas

The Town of Nantucket has several parks and active recreation areas located throughout the island. Town assessor's records list 17 parcels totaling 100.72-acres under park and recreation management authority, though there are undoubtedly more lands in town that are at least partially managed by the Department of Public Works.

Golf courses

There are two public golf courses in addition to two privately operated courses:

- The Sconset Golf Course (owned by Land Bank), established in 1899, is a public 9-hole course, and is one of the oldest golf courses in America. It was originally designed by John Grout and Alex Findlay. Sconset Golf Course is managed by the same company that manages the Miacomet Golf Club which is NGM, Inc.
- Miacomet Golf Club (Public owned by Land Bank), established in 1965, is a public 18- hole course, and was designed by Ralph Marble/Howard Maurer Golf Design.
- Sankaty Head Golf Club (Private), established in 1923, is a private 18-hole course and was designed by Emerson Armstrong. It co-hosted the USGA US Mid-Amateur Championship along with Miacomet Golf Course in 2021.
- Nantucket Golf Club (Private), established in 1997, is an exclusive 18- hole members-only golf course, and was designed by Rees Jones.

There is one paddle ball club:

- The Nantucket Racket Sport Association (NRSA) is a 501C3 organization with approximately 400-500 members. Located at 82 Hinsdale Road, they are open to all players and levels for both Pickleball and Platform Tennis (Paddle).

The Nantucket Park and Recreation Department

With jurisdiction of over 135-acres of properties including Jetties Beach, Children's Beach, Francis Street Beach, Siasconset Beach, Surfside Beach, Madaket Beach, Dionis Beach, Coffin Park, the Nantucket Youth Fields, and the former U.S. Navy Base at Tom Nevers Park. A total of eleven buildings, six tennis courts, seven parking areas and three play areas are included on the properties.

Bike Trails

A description of Nantucket's bike paths is provided in Appendix A, *Maps*. Sidewalks are generally located in the commercial and residential cores of the town area. This system of sidewalks does however have significant gaps, especially within the network of sidewalks outside of the downtown core area.

Several initiatives have been underway and new bike paths have been built in recent years or are underway currently in design including a bike path from Monomoy Road to the rotary located at the end of Milestone Road. And currently in design, is the Tom Nevers Road Bike path from Milestone to Tom Nevers Beach, the SomersetRoad and the Wauwinet Road.

Schools

Schools also provide an important quasi-public recreation resource. There are five public schools in Nantucket:

- Nantucket High School
- Nantucket Elementary School
- Cyrus Pierce Middle School
- Nantucket Intermediate School
- Nantucket Community School

Each of these schools has its own recreational resources that may also serve as quasi-public facilities during nights, weekends and through programmed activities. The Nantucket Community School provides lifelong learning opportunities that include recreational facilities use. The town assessor's records do not indicate which town-owned lands are under school management.

To ensure that the most important town-owned land is protected in perpetuity for public conservation and recreation use, the town should prioritize town-owned parcels for their conservation and recreation value, regardless of category, and pursue the permanent protection of the highest priority areas through the establishment of conservation restrictions.

Public And Private Cemeteries

There are nine public cemeteries in Nantucket, that are responsible of the Town of Nantucket and are managed by the y the Nantucket Cemetery Commission in cooperation with the Department of Public Works[84]:

- Founders Burial Ground[85]
- Friends Burial Ground (Quaker Cemetery)
- Miacomet Indian Burial Ground (Native American Burial Ground)
- Quaise Asylum Burial Ground
- Historic Coloured Cemetery (Mill Hill Cemetery)
- Old North Cemetery (Gardner Burying Ground)
- New North Cemetery (extension of Old North Cemetery opened in 1820)
- Newtown Cemetery (Old South Cemetery)
- Polpis Cemetery

There are five private cemeteries in Nantucket, owned by churches and organizations:

- Prospect Hill Cemetery (extension of Unitarian Cemetery, also known as the Edward Lewis Memorial Cemetery)
- The Jewish Cemetery
- St. Mary's Cemetery
- Sconset Columbarium
- St. Paul's Memory Garden

State and Federal Lands

According to town assessor records, the state-owned lands total 90.18-acres. Five parcels containing 85.6-acres are part of the State Forest, three parcels totaling 0.8-acres are in Tom Nevers, and the remaining parcels totaling 3.78-acres are in the Smooth Hummocks in the southwest quarter of the island. Please refer to the end of this section 5 to see a breakdown of all State-owned lands.

According to town assessor, there are federally-owned lands managed by the following entities,

[84] Genealogy Trails, Nantucket Cemeteries, http://genealogytrails.com/mass/nantucket/cemeteries.html
[85] Memorial with the names of the first settlers of Nantucket. Nantucket Historical Association is trustee of the cemetery.

please refer to the end of this *Section 5* to see a breakdown of all Federal owned lands:

- U.S.F.A.A. – 98.14-acres.
- U.S. of America – 1.01-acres.
- U.S. Post Office – 0.12-acres.
- U.S. Coast Guard – 211.73-acres.

The last property listed above, shown in the assessor's records under U.S. Coast Guard ownership, is managed by the U.S. Fish and Wildlife Service, and comprises the Nantucket National Wildlife Refuge, which consists of the Northeast tip of Nantucket, known as Great Point. The 24-acre refuge was established in 1973 when the Service acquired the property under the Act Authorizing the Transfer of Certain Real Property for Wildlife or other purposes from the U.S. Coast Guard. The Refuge's establishing purpose is "its particular value in carrying out the migratory bird act."

The Refuge is open to the public for beach use, wildlife observation, fishing, environmental education and interpretation, and over-sand vehicle use. Dogs are not permitted. Access to the refuge is difficult, as there are no roads and visitors must cross about five miles of sand beach. Over sand vehicle use requires a permit from The Trustees of Reservations (TTOR) since you must cross their property to reach the refuge.

The Refuge has been managed informally by TTOR for several decades since TTOR owns the land immediately adjacent to Great Point, known as the Coskata-Coatue Refuge. Great Point is known as one of the best surfcasting locations in New England because of the rip tide which brings bluefish and striped bass to the point. The Refuge is also a destination for hundreds of visitors each year seeking to enjoy a Nantucket beach or a tour of the Great Point Lighthouse.

Natural Resources Department (NRD)

The NRD's mission is to preserve, protect or restore Nantucket's natural resources through responsible active management, research, education, and outreach to the citizens of Nantucket. Natural resources are at the core of what defines Nantucket Island. Healthy waters, conserved land, open space, protected resources and Nantucket's world class fisheries are key components to the high quality of life on Nantucket. The Natural Resources Department is comprised of several inter-related disciplines: Conservation Commission, Beach Management /Protected Species Program, Coastal Resiliency, Shellfish Management and Propagation, Water Quality, Coastal Resiliency and Natural Resources Regulatory Enforcement. In addition, the Natural Resources Department has been tasked to incorporate the Sustainability efforts of the Town within the department.

Providing open space and recreational opportunities for the citizens of Nantucket is critical to the mission of the Natural Resources Department. The department is supportive of the proposed plan but suggests as projects and initiatives are developed through the plan that environmental impacts are to be minimized. During the development phase the principles of resiliency and sustainability should be incorporated to ensure for the greatest impact while minimizing risk to the community. One example of incorporating these principles would be to include the Massachusetts Coastal Flood Risk Model (MC-FRM) directly within the Open Space and Recreation Plan to understand future flood risk in areas in which projects are being developed or existing properties are being managed.

The Conservation Commission discussed at its January 5th, 2023, meeting that prior to any transfer of their property that the Commission would like to review an inventory and inspect each site to be sure that the proper level of stewardship of these properties is developed in keeping with their charge.

Both the department and commission thank you for the opportunity to comment and look forward to working together to achieve the goals developed within the Open Space and Recreation Plan.

NON-PROFIT LAND

NANTUCKET LAND COUNCIL (NLC)[86]

The NLC is a 501 (c)(3) non-profit dedicated to protecting Nantucket's natural world and rural character by holding and enforcing conservation restrictions, commissioning scientific research, monitoring development proposals, engaging in legal proceedings to protect natural resources, and educating the public on local environmental issues.

Since 1974 the NLC, Inc. has preserved more than a thousand acres in the Middle Moors, Plains, Squam and Smooth Hummocks and transferred the land to the Land Bank or Nantucket Conservation Foundation to manage. It also currently holds title to 9 parcels totaling 100.82-acres.

The NLC was organized specifically to engage in the challenges which sometimes are necessary to defend open space and, while the NLC takes its ongoing, year-to-year stewardship responsibilities seriously, the long-term objective after a property has been protected is to eventually transfer it to another organization for management. This allows the NLC to remain focused on its roles in advocacy, education, research, resource protection, planning and monitoring.

NLC is actively involved in the following:

- Proactive planning and participation in the island's growth and land use management issues and hearings.
- Bringing increased attention to groundwater quality through in depth research and monitoring, water protection advocacy and education.
- Review and recommendation regarding Town Meeting articles.
- Native species protection and habitat management.
- Land protection through various means, primarily through Conservation Restrictions.

The NLC also holds approximately 92 conservation restrictions which protect more than 1,500-acres of land, and have transferred hundreds of acres of land to the Land Bank and the Nantucket Conservation. To guarantee the terms of these agreements, the NLC inspects the properties on an annual basis. Careful monitoring and direct communication with owners, and especially new owners, go a long way to preventing violations. Nevertheless, a dedicated bank account which is funded solely by conservation restriction contributors has been established to pay for potential future costs, including legal defense of the restrictions themselves, should that become necessary.

LINDA LORING NATURE FOUNDATION (LLNF)

The LLNF was established in 1999 by longtime resident Linda Loring as a private operating foundation in Massachusetts. The property, one of the last large private land holdings along Eel Point Road, is pristine natural habitat adjacent to the Head of Long Pond. The LNF is dedicated to being stewards of the property and fostering learning that promotes environmental literacy. Walking trails are open, environmental education programs with local schools and collaborative activities with partner organizations are taking place.[87] According to town assessor's records the LLNF, Inc. owns five parcels of 82.33-acres.

MARIA MITCHELL ASSOCIATION

The Maria Mitchell Association is a membership-supported, nonprofit organization that maintains an excellent science library, a natural science museum, a small aquarium, and two astronomical observatories. Also, it sponsors research and interpretive programs, which include nature walks, children's programs, and lectures. According to town assessor's records the Maria Mitchell

[86] *http://www.nantucketlandcouncil.org*

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Association owns seven parcels totaling 1.22-acres. It is currently planning and fundraising for a new downtown observatory at 33 Washington Street.

Massachusetts Audubon Society

Not to be confused with the National Audubon Society, this state-wide group is one of the nation's oldest and most respected conservation organizations. On Nantucket, it owns sanctuaries on Hummock Pond and Sesachacha Pond, and conducts various research projects involving Nantucket's bird, plant, and animal populations. It is a nonprofit organization supported by membership dues and donations. According to town assessor's records the Massachusetts Audubon Society owns 49 parcels totaling 975.83-acres.

Mass Audubon owns and manages two major sanctuaries on the island. Sesachacha Heathland, on the east side of the island, is comprised of 890-acres, by far the largest of its holdings. It boasts a wide diversity of species and habits including a variety of wetland types. Lost Farm is a 60-acre property abutting Hummock Pond in an old agricultural area. An additional 25-acres are managed at Smith Point.

The Nature Conservancy (TNC)[88]

One third of TNC's country programs are islands. Their concern or position is that fragmentation of habitat by housing development and road construction is a major threat on Martha's Vineyard and Nantucket.

On Nantucket, TNC owns, manages, and monitors the four-acres Miacomet Moors Preserve. Closed to visitors, Miacomet Moors Preserve is an unspoiled coastal heathland representing one of the rarest and most threatened ecological communities in Massachusetts including state and federally listed rare plants such as bushy rockrose. This site is also home to state listed fauna including the short-eared owl and northern harrier

Because this parcel abuts 600-acres of heathlands owned by the town and local conservation groups TNC's parcel is critical to securing the permanent protection of this rare habitat. According to town assessor's records, TNC owns four parcels totaling 64.27-acres on Nantucket and Tuckernuck.

Tuckernuck Land Trust (TLT)

The TLT was created in the summer of 1996 as a nonprofit, tax-exempt organization dedicated to conserving the extraordinary natural resources and rich rural character of Tuckernuck Island. TLT is a charitable 501(c)(3) environmental organization working to conserve the natural resources and wildlife habitat of Tuckernuck Island. According to town assessor's records, the TLT owns 7 parcels totaling 60.22-acres on Nantucket and Tuckernuck.

University of Massachusetts Nantucket Field Station[89]

The University of Massachusetts Boston's Nantucket Field Station (NFS) includes a 107-acre field site with laboratory facilities, residence space, and maintenance shop, and offices on Nantucket Harbor in the Quaise portion of the island. Established in 1963, the NFS is a member of the Organization of Biological Field Stations. The facility also includes a five-unit apartment complex near the midtown part of Nantucket called Gouin Village.

The NFS's mission is education, research, and community service in cooperation with faculty and students at the University of Massachusetts Boston, the people of Nantucket, and other educational and research organizations both on and off Nantucket. In 2004, the Nantucket Conservation

[88] Information contained in this section is copied and adapted from the Nature Conservancy website,www.nature.org

[89] UMass Boston, Nantucket Field Station, http://www.umb.edu/nantucket

Foundation (NCF) signed a purchase agreement with the Trustees of the University to purchase the field station, protecting the land and allowing UMass Boston to operate the facility in perpetuity. In this agreement, the NCF bought 110-acres of the site for $22,000,000 with payments stretched out over several years. The Town of Nantucket, in 2022, purchased the property from the University Gouin Village one parcel totaling 1.7-acres.

Nantucket Conservation Foundation (NCF)

NCF is the owner and steward of approximately 30% of Nantucket Island, much of which provides ecologically significant habitat for rare species. The NCF's mission states that one of its principal goals is to "assist in the preservation of Nantucket's character by permanently conserving, maintaining, and managing natural areas and habitats." In addition to being the island's largest landowner, the NCF employs over twenty-five scientists, land managers, and rangers who conduct scientific research on local ecosystems, provide environmental educational opportunities geared toward a variety of different ages and interests, and maintain, manage and patrol its properties.

According to town assessor's records, the NCF currently owns and manages 466 parcels totaling 8,790.23-acres on Nantucket with a combined total assessed value of almost $869,773,000.00.

Madaket Conservation Land Trust (MCLT)

The MCLT was founded in 1985 to maintain the Madaket area's green belt. The developers of Tristram's Landing donated a portion of the complex to be protected as open space. The MCLT allows walking and some hunting on its properties and its beaches are open to the public.[90] According to town assessor's records, the MCLT currently owns 56 parcels totaling 65.04-acres on Nantucket.

Trustees of Reservations (TOR)

TOR owns and manages the Coskata-Coatue ("co-skate-uh co-too") Wildlife Refuge. According to town assessor's records, TOR owns seven parcels totaling 1012.88-acres on Nantucket.

The Sconset Land Trust (SLT)

SLT preserves the unique character of the east end of Nantucket Island through conservation of areas of open land and preservation of structures of historical and architectural significance in Sconset. The SLT, in partnership with the Nantucket Island Land Bank, has purchased one of the last undeveloped parcels of land more than 100-acres on Nantucket. The historic property is located at 260 and 270 Milestone Road at the entryway to the village.[91] According to town assessor's records, SLT owns 14 parcels totaling 130-acres on Nantucket.

Nantucket Historical Association (NHA)

NHA owns 18 properties that help preserve important historical resources and several that have open space value as well. For example 50 Prospect Street (0.445-acres) is the location of the Old Mill and 16 Sunset Hill Lane is home to the island's Oldest House, and a site that marks the island's first settlement on Capaum Pond Road. Nine parcels totaling 1.5-acres are vacant and provide open space to the community.

Nantucket Housing Authority

The Nantucket Housing Authority owns 13 parcels totaling 52-acres. *(See Section 3, Community Setting).*

[90] Nantucket Land Bank, http://www.nantucketlandbank.org/AboutOtherOrgs.php
[91] Sconset Trust, http://www.sconsettrust.org

Park Managed Properties

NAME OF PARCEL	ASSESORS OWNERSHIP	STREET	ACRES	RECREATION USE TYPE	MANAGEMENT	CONDITION	RECREATION POTENTIAL	PUBLIC ACCESS	GRANT	CR STATUS
Children's Beach Playground	Town of Nantucket	Harbor View Way	2.74	Beach, Playground	Parks & Recreation	Good	Improvement of existing	✓	*	None
Quaker Burial Ground	Town of Nantucket	Quaker Road	4.70	Cemetery	Parks & Recreation			✓	*	None
Tom Nevers Park	Town of Nantucket	Tom Nevers Road	25.85	Beach, and Former	Parks & Recreation	Poor	Improvement of existing	✓	*	None
Tom Nevers Park Extension	Town of Nantucket	Tom Nevers Road	15.00	Passive	Parks & Recreation	Poor	Improvement of existing	✓	*	None
No Bottom Pond Conservation Area	Town of Nantucket	Grove Lane	11.00	Passive	Parks & Recreation	Fair	Trails	✓	*	None
Skate Park	Town of Nantucket	Backus Ln	1.00	Concrete and metal ramps	Parks & Recreation	Fair	Trails	✓	*	None
Pilot Whale Drive Conservation Area	Town of Nantucket	Backus Lane	6.86	Passive	Parks & Recreation	Good	Trails	✓	*	None
Dead Horse Valley	Town of Nantucket	Adjacent to Mill Hill Park	7.00	Trails	Parks & Recreation	Good	Trails	✓	*	None
Madaket Beach	Town of Nantucket	Alabama Avenue and Ames Street		Beach	Parks & Recreation	Good	Trails	✓	*	None
Jetties Beach	Town of Nantucket	Bathing Beach Road	27.26	Courts, Playground	Parks & Recreation	Fair	Improvement of existing	✓	*	None
Sconset Beach	Town of Nantucket	Baxter Rd	15.20	Beach	Parks & Recreation	Fair	Trails	✓	*	None
Coffin Park	Town of Nantucket	Cliff Road	8.18	Trails and wetlands	Parks & Recreation	Good	Trails	✓	*	None
Eastern Street Park	Town of Nantucket	Easto Street	0.59	Passive	Parks & Recreation	Good	Trails	✓	*	None
Hulbert Ave. & East St. Circle	Town of Nantucket	Easton Street	0.59	Passive	Parks & Recreation	Fair	Trails	✓	*	None
40th Pole	and Nantucket Islands Land Bank	Eel Point Road	20.00	Beach	Nantucket Islands Land Bank	Good	Trails	✓	*	None
Dionis Beach	Town of Nantucket	Eel Point Road	22.20	Beach	Parks & Recreation	Fair	Improvement of existing	✓	*	None
Trott's Hills	& Conservation Foundation	Eel Point Road	77.00	Trails	Foundation and Town of	Good		✓	*	None
Winter Park	Town of Nantucket	Essex Road	3.77	Playground, Fields	Parks & Recreation	Fair	Trails	✓	*	None
Esther Island	Town of Nantucket	Esther Island	32.20	Passive	Parks & Recreation	Good	Trails	✓	*	None
Lincoln Circle	Town of Nantucket	Lincoln Avenue	0.60	Passive	Parks & Recreation	Good	Trails	✓	*	None
Millbrook Woods & Heritage Orchard	Town of Nantucket	Millbrook Road	200.00	Trails	Parks & Recreation	Good	Trails	✓	*	None
Monomy Creek Conservation Area	Town of Nantucket	Monomoy Creek Road	26.00	Passive	Parks & Recreation	Good	Trails	✓	*	None
Fisherman's Beach	Town of Nantucket	Nonantum Avenue	1.39	Beach	Parks & Recreation	Good	Trails	✓	*	None
Nobadeer Complex and Nantucket Racquet Sports Association	Town of Nantucket	Noobadeer Farm Rd	31.34	Multi-use fields	Parks & Recreation	Good	Trails	✓	*	None
Nobadeer Beach	Town of Nantucket (Airport)	Noobadeer Avenue	25.00	Beach	Parks & Recreation	Fair	Trails	✓	*	None
Mill Hill Park	Town of Nantucket	Prospect Street	6.55	Trails	Parks & Recreation	Good	Trails	✓	*	None
Consue Springs	Town of Nantucket	Union Street	0.77	Trails	Parks & Recreation	Good	Trails	✓	*	None
Goose Pond	Town of Nantucket	Washington St	4.00	Passive	Nantucket Islands Land Bank	Good	Trails	✓	*	None
Francis Street Beach	Town of Nantucket	Washington St/Francis Street	0.34	Beach	Parks & Recreation	Good	Trails	✓	*	None
Surfside Beach	Town of Nantucket	Western Avenue	2.33	Beach	Parks & Recreation	Fair	Improvement of existing	✓	*	None
Surfside Beach (Parking)	Town of Nantucket	Surfside Rd	0.42	Beach	Parks & Recreation	Fair	Improvement of existing	✓	*	None
Sheep Pond	Town of Nantucket	Sheep Pond Road	1.84	Beach/Land	Parks & Recreation	Good	Trails	✓	*	None

Park Managed Properties

NAME OF PARCEL	ASSESORS OWNERSHIP	STREET	ACRES	RECREATION USE TYPE	MANAGEMENT	CONDITION	RECREATION POTENTIAL	PUBLIC ACCESS	GRANT	CR STATUS
Sconset Bluff	Town of Nantucket	Sconset Bluff	15.20	Beach	Parks & Recreation	Good	Trails	✓	*	None
Sconset Bluff	Town of Nantucket	Sconset Bluff	44.70	Beach	Parks & Recreation	Good	Trails	✓	*	None
Codfish Beach	Town of Nantucket	Codefish Park Road	3.70	Beach	Parks & Recreation	Good	Trails	✓	*	None
Milestone Road and Delta Fields	Town of Nantucket (Airport)	Sun Island Road	105.07	Complex (2 Baseball Fields/2	Parks & Recreation	Fair	Improvement of existing	✓	*	None
Polpis Harbor	Town of Nantucket	Wauwinet Road	0.20	Passive	Parks & Recreation	Good	Trails	✓	*	None
37 PROPERTIES		TOTAL ACRES	750.59		*NOTE: Acreage does NOT reflect Open Space, only total property size					

PARC - Parkland Acquisitions and Renovations for Communities - Massachusetts Division of Conservation Services - formally Urban Self Help

LAND - Local Acquisitions for Natural Diversity - Massachusetts Division of Conservation Services - formally Self Help

OCB - Our Common Backyards - Massachusetts Division of Conservation Services

LWCF - Land and Water Conservation Fund - National Park Service

ORLP - Outdoor Recreation Legacy Partnership - part of the Land and Water Conservation Fund - National Park Service

Gateway - Gateway City Parks Program - Massachusetts Executive Office of Environmental Affairs and Energy

319 - Nonpoint Source Competitive Grant - 319 Program - Massachusetts Department of Environmental Protection

MHC - Massachusetts Historical Commission Grant Program

Trails - Recreational Trails Program Grant - Massachusetts Department of Conservation & Recreation

Recreation Use Type - Passive, Active, playground. Pool, Spray Park, Beach

* Please refer to Goal 2.2.E which establishes an action to revise and update the inventory of lands of conservation and recreation in Nantucket by ownership, including the addition of the grants used to acquired properties or completed public projects.

Cemetery Properties

NAME OF PARCEL	ASSESORS OWNERSHIP	STREET	ZONE	CR STATUS	ACRES
Founders Burial Ground	Prospect Hill Cemetery Assn	202 Cliff Rd	LUG3	None	2.10
Friends Burial Ground (Quaker Cemetery)	Town of Nantucket	Quaker Road & Madaket Roads		None	5.00
Miacomet Indian Burial Ground	Town of Nantucket	Miacomet Road	LUG3	None	1.00
Quaise Asylum Burial Ground	Town of Nantucket	Polpis Road		None	
Historic Coloured Cemetery	Town of Nantucket	7 Vesper Lane	R40	None	0.91
Old North Cemetery	Town of Nantucket	26 New Lane	R40	None	2.11
New North Cemetery	Town of Nantucket	27 New Lane	R40	None	2.35
Newtown Cemetery	Town of Nantucket	46 Sparks Avenue	R40	None	3.33
Polpis Cemetery	Nantucket Historical Association	268 Polpis Road	LUG3	None	0.57
Prospect Hill Cemetery	Prospect Hill Cemetery Assn	Hummock Pond Rd	R40	None	22.09
Jewish Cemetery	Prospect Hill Cemetery Assn	Somerset Road	R40	None	3.89
St. Mary Roman Catholic Cemetery	Catholic Cemetery	Vesper Lane	R40	None	11.43
Sconset Columbarium	Union Chapel	18 New Sias Street	SOH	None	0.22
St. Paul's Memory Garden	St Paul's Episcopal Church	20 Fair Street	ROH	None	0.12
14 PROPERTIES	*NOTE: Acreage does NOT reflect Open Space, only total property size		TOTAL ACRES		55.12

State Properties

NAME OF PARCEL	ASSESORS OWNERSHIP	STREET	USE	CR STATUS	ACRES
Great Point	U S COAST GUARD	Great Point	Passive	None	12.4
Brant Point Light	U S COAST GUARD	2A Eastons Street	Passive	None	3.3
Low Beach Road	U S COAST GUARD	75 Low Beach Road	Beach		113.20
Bayberry Street	U S REIF MARINE NANTUCKET FEE LLC	Orange Street	Passive	None	N/A
Nantucket State Forest	Commonwealth of Massachussets	Old South Road	Passive	Yes	70.0
5 PROPERTIES	*NOTE: Acreage does NOT reflect Open Space, only total property size		TOTAL ACRES*		198.90

Private Properties

NAME OF PARCEL	ASSESORS OWNERSHIP	STREET	USE	CR STATUS	ACRES	ZONE
Madaket	Wallace Gail	353 Madaket Road	Beach	None	1.26	
30 New Hampshire Av	Pierson James W & Nancy H	30 New Hampshire Av	Beach		0.46	
Bayberry Farm	Bayberry Farm LLC	3 Polpis Street	Passive	None	24.3	
Bistro	Debenedicts Danielle TR	Ocean Avenue	Active		0.73	LUG3
Goose Pond	Charder Barbara Ann	Union Street	Passive	None	0.1	
Great Harbor Yacht Club	Great Harbor Yacht Club INC	Nobadeer Farm Road	Tennis Courts	None	3.0	R40
Greenbelt	Lindsay Karyn TR TAL	3 Baltimore St	Passive	None	7.2	
Head of Plains	Capital Property Investment LLC	Red Barn Road	Beach	None	3.80	LUG2
Hoicks Hollow Rd	Greenhilll Robert F & Raymond M TRS	Hoicks Hollow Rd	Active	None	52.6	LUG3
Long Pond Area	Capital Property Investment LLC	49 Red Barn Rd	Passive	None	3.5	
Low Beach Road	-	Low Beach Road	Beach	Consideration		
Madaket Marine	Madaket	20 North Cambridge Street	Water Access	None	0.5	
Nanatucket Golf Club	The Nantucket Golf Club Inc	Milestone Road	Golf	None	250.27	LUG3
Nantucket Boat Basin	LLC	1 Swains Wharf	Water Access	None	2.5	
Nantucket Golf Club	Sankaty Head GoLF Club INC	100 Sankaty Road	Golf	None	250.3	
Nantucket Yacht Club	Nantucket Yacht Club	S Beach Street	Facilities	None	1.5	CDT
Nantucket Yacht Club	Nantucket Yacht Club	S Beach Street	Facilities	None	0.6	CDT
Nantucket Yacht Club	Nantucket Yacht Club	1 S Beach Street	Facilities	None	0.9	CDT
Nantucket Yacht Club	Nantucket Yacht Club	1 S Beach Street	Facilities	None	1.1	CDT
Narrow Creek Pond	Esther Island Reality LLC	Esther Island	Passive		13.78	
Naushop Homeowners Association	Naushop Homeowners Trust	Kittiwake Lane	Tennis Courts		0.96	R5
Nonantum Av	25 Nonantum LLC	Nonantum Av	Beach	None	2.04	R20
Nonantum Av	Schwarts Gerarl W Trust	Nonantum Av	Beach	None	5.37	R20
Ocean Avenue	-	Ocean Avenue	Passive	Consideration		
Quidnet Road	-	Quidnet Road	Passive	Consideration		
Rear Woodbury Lane	Rear Woodbury Lane Association	Rear Woodbury Lane	Passive	None	2.0	
Sankaty Head Golf Club	Sankata Head Golf Club INC	Sankaty Road	Golf	None	5.0	LUG3
Sankaty Head Golf Club	Sankata Head Golf Club INC	Sankaty Road	Golf	None	65.30	LUG3
Sankaty Head Golf Club	Sankata Head Golf Club INC	Sankaty Road	Golf	None	126.69	LUG3
Sankaty Head Golf Club	Sankata Head Golf Club INC	Sankaty Road	Golf	None	51.90	LUG3
Sheep Pond Rd	Brian Cheswick	Sheep Pond Rd	Beach	None	1.50	LUG3
Sheep Pond Rd	Burns Michael	Sheep Pond Rd	Beach	None	1.32	LUG3
Sheep Pond Rd	Cenava Edmund & Maria	Sheep Pond Rd	Beach	None	2.80	LUG2
Sheep Pond Rd	Fogg Lyman B & Sally E Trust	Sheep Pond Rd	Beach	None	1.34	LUG3
Sheep Pond Rd	Miller Edwards S Trust	Sheep Pond Rd	Beach	None	0.88	LUG3
Sheep Pond Rd	Nantucket Beach Fnd INC	Sheep Pond Rd	Beach	None	0.34	LUG3
Sheep Pond Rd	Nantucket Beach Fnd INC	Sheep Pond Rd	Beach	None	1.34	LUG3
Sheep Pond Rd	Ratner Ian M	Sheep Pond Rd	Beach	None	0.12	LUG3
Sheep Pond Rd	Wyland James H	Sheep Pond Rd	Beach	None	1.21	LUG3
Siasconset Casino Association	Siasconset Casino Association	New Sias	Facilities		2.09	VN
Siasconset Casino Association	Siasconset Casino Association	New Sias	Facilities		0.50	VN
Squam Road	Zabar ELI	47 Squam Rd	Passive	None	1.2	
Strong Wings	Strong Wings	15 Nbadeer Farm Road	Passive	None	4.0	
The Westmoor Club	Westmoor Club LLC	Westnoor Farm Road	Facilities	None	15.6	
Tom Nevers Beach Section	14 New South Road LLC	New South Road	Beach	None	43.33	LUG3
Tom Nevers Beach Section	Bat Cave LLC	New South Road	Beach	None	6.57	LUG3
Tom Nevers Beach Section	Deluze Gonzague Etal	New South Road	Beach	None	10.40	LUG3
Tom Nevers Beach Section	New South Property Investment LLC	New South Road	Beach	None	20.81	LUG3
Tom Nevers Beach Section	CallahanRonin S & Raymond J JR	Tom Nevers Road	Beach	None	4.98	LUG3
Tom Nevers Beach Section	Fulop Ric & Jane Chen	Tom Nevers Road	Beach	None	3.08	LUG3
Tom Nevers Beach Section	Lewis Steven & Majorie E	Tom Nevers Road	Beach	None	3.05	LUG3
Tom Nevers Beach Section	Sea & Sky LLC	Tom Nevers Road	Beach	None	3.22	LUG3
Western Av	Reisman Heather M	Western Av	Beach	None	0.45	R20
Woodbine Street	Tucket LLC	Woodbine Street	Beach	None	3.26	R20
54 PRIVATE PROPERTIES	***NOTE:** Acreage does NOT reflect Open Space, only total property size			TOTAL ACRES	1011.05	

Nantucket Conservation Foundation Properties					
NAME OF PARCEL	ASSESORS OWNERSHIP	STREET	CR STATUS	Acreage	Use
Altar Rock	Nantucket Conservation Foundation	Altar Rock Road	-	18.40	trails
Andrews Long Waters	Nantucket Conservation Foundation	Bayberry Ct	-	12.50	trails
Blue Heron	Nantucket Conservation Foundation	9 Blue Heron Way	-	35.91	trails
Brant Point	Nantucket Conservation Foundation	39 Eastons Street	-	5.11	trails
Brook Chase Property	Nantucket Conservation Foundation	Russels Way	-	64.00	trails
Capqum Pond	Nantucket Conservation Foundation	Public Way	-	13.60	trails
Cisco	Nantucket Conservation Foundation	Hymmund Pond Road	-	21.40	trails
Cliff Road	Nantucket Conservation Foundation	157 Cliff Road	-	70.60	Beach, Trails
Cliff Road	Nantucket Conservation Foundation	Cliff Road	CR	6.60	Trails
Coatue	Nantucket Conservation Foundation	Wauwinet Road	-	391.60	trails
Eel Point	Nantucket Conservation Foundation	Eel Point Road	-	119.20	trails
Eel Point - East	Nantucket Conservation Foundation	Eel Point Road	-	4.10	trails
Goose Pond	Nantucket Conservation Foundation	Union Street	-	0.11	trails
Gosnold Conservation Area	Nantucket Conservation Foundation	13 Gosnold Road	-	8.04	trails
Grove Lane	Nantucket Conservation Foundation	Grove Lane	-	2.20	trails
Head of Hummock Pond	Nantucket Conservation Foundation	Northern Loop	-	1.80	trails
Head of the Plains	the Nantucket Islands Land Bank	Head of Plains Road	-	57.18	Beach/Land
Sheep Pond Road	Nantucket Conservation Foundation	2 Sheep Pond Road	-	2.80	Beach
Hither Creek	Nantucket Conservation Foundation	Massachussets Avenue	-	25.00	trails
Hummock Pond	Nantucket Conservation Foundation	Hummuck Road	-	18.11	trails
Larsen Park	Nantucket Conservation Foundation	Broadway Road	-	1.20	trails
Lavendar Lane	Nantucket Conservation Foundation	16 Lavendar Lane	-	5.00	trails
Little Neck	Nantucket Conservation Foundation	Madaket Marine Boatyard	-	23.10	trails
Long Pond	Nantucket Conservation Foundation	Long Ponnd Drive	-	3.10	trails
Madaket Road	Nantucket Conservation Foundation	Madaket Road	-	213.10	trails
Madequecham Valley	Nantucket Conservation Foundation	Madequecham Valley Road	-	524.10	trails
Masquetuck	Nantucket Conservation Foundation	Quaise Pasture Road	-	5.60	trails
Medouie Marsh	Nantucket Conservation Foundation	Medouie Creek Road	-	12.90	trails
Middle Moors	Nantucket Conservation Foundation	Milestone Road	-	2,288.30	trails
Milestone Cranberry Bog	Nantucket Conservation Foundation	Milestone Road	-	34.00	trails
Milestone Road	Nantucket Conservation Foundation	Milestone Road	-	12.50	trails
Milestone Road	Nantucket Conservation Foundation	Milestone Road	-	29.90	trails
Monomoy	Nantucket Conservation Foundation	Monomey Road	-	4.90	trails
Moors End Farm	Nantucket Conservation Foundation	Polpis Road	APR	18.80	trails
Noorwood Farm	Nantucket Conservation Foundation	Noorwood Road	-	143.90	trails
North Avenue	Nantucket Conservation Foundation	North Avenue	-	0.40	trails
North Beach Street	Nantucket Conservation Foundation	North Beach Street	-	0.90	trails
North Pasture Lane	Nantucket Conservation Foundation	North Pasture Lane	-	0.70	trails
Orange Street	Nantucket Conservation Foundation	Orange Street	-	0.10	trails
Pest House Pond	Nantucket Conservation Foundation	Shimmo Pond Road	-	4.60	trails
Philips Run	Nantucket Conservation Foundation	299 Milestone Road	-	252.00	trails
Pocomo Meadow & Medouie Marsh	Nantucket Conservation Foundation	Pocomo Road	CR	189.00	trails
Pocomo Road	Nantucket Conservation Foundation	Pocomo Road	-	23.60	trails
Polpis Harbor	Nantucket Conservation Foundation	Polpis Road	-	18.20	trails
Polpis Road	Nantucket Conservation Foundation	Polpis Road	-	46.20	trails
Polpis Road	Nantucket Conservation Foundation	Polpis Road	-	10.10	trails
Quaise	Nantucket Conservation Foundation	Quaise Road	-	31.00	trails
Quidnet Road	Nantucket Conservation Foundation	Quidnet Road	-	12.80	trails
Ram Pasture & The Woods	Nantucket Conservation Foundation	Ram Pasture Road	-	652.10	trails
Ram's Head	Nantucket Conservation Foundation	Ram Pasture Road		26.00	trails

Nantucket Conservation Foundation Properties					
NAME OF PARCEL	ASSESORS OWNERSHIP	STREET	CR STATUS	Acreage	Use
Sanford Meadows	Nantucket Conservation Foundation	Madaket Road	-	2.71	trails
Saul's Hills	Nantucket Conservation Foundation	Bernard Valley Road	CR	3.00	trails
Saul's Hills	Nantucket Conservation Foundation	Bernard Valley Road	-	76.90	trails
Shawkemo	Nantucket Conservation Foundation	Shawkemo Road	-	98.80	trails
Shimo	Nantucket Conservation Foundation	Middle Valley Road	-	2.40	trails
Smooth Hummucks	Nantucket Conservation Foundation	Mattapoisett Road	-	24.30	trails
South Pasture	Nantucket Conservation Foundation	South Pasture Lane	-	614.40	trails
Squam Farm	Nantucket Conservation Foundation	Wauwinet Rd	CR	4.20	trails
Squam Farm	Nantucket Conservation Foundation	Wauwinet Rd	-	158.00	trails
Squam Swamp	Nantucket Conservation Foundation	81 Wauwinet Rd	-	362.90	trails
Sturgis Pines	Nantucket Conservation Foundation	20 Scotts Way	-	10.00	trails
Surfside	Nantucket Conservation Foundation	Nonantum Avenue	-	1.10	trails
The Creeks	Nantucket Conservation Foundation	Monomoy Creek Road	-	7.80	trails
The Haulover	Nantucket Conservation Foundation	Wauwinet Road	-	234.95	trails
Toms Nevers Beach	Nantucket Conservation Foundation	New South Road	-	5.44	Beach/Land
Toms Nevers Beach	Nantucket Conservation Foundation	New South Road	-	21.69	Beach/Land
Toms Nevers Beach	Nantucket Conservation Foundation	4 New South Road	-	9.80	Beach/Land
Toms Nevers Beach	Nantucket Conservation Foundation	New South Road	-	513.00	Beach/Land
Toms Nevers Beach	Nantucket Conservation Foundation	Surfside	-	91.80	Beach/Land
Toupchue Valley	Nantucket Conservation Foundation	New South Road	-	9.00	trails
Trotts Hills Conservation Area	Nantucket Conservation Foundation	88 Eedl Point Road	-	7.00	trails
University of Massachussets Nantucket Field Station	Nantucket Conservation Foundation	Polpis Road	-	110.00	trails
Warren's Landing	Nantucket Conservation Foundation	Eel Point Road	-	19.60	trails
Washing Pond Road	Nantucket Conservation Foundation	Washing Pond Road	CR	5.00	trails
Wauwinet Gatehouse	Nantucket Conservation Foundation	107 Wauwinet Rd	-	0.20	trails
West Chester Street	Nantucket Conservation Foundation	West Chester Street	-	6.10	trails
Windswept Cranberry Bog	Nantucket Conservation Foundation	Polpis Road	-	236.40	trails
	*__NOTE:__ Acreage does NOT reflect Open Space, only total property size		APPROX. TOTAL ACRES		8,790.23

*CR-Conservation Restriction

*APR-Agicultural Preservation Restriction

Nantucket Islands Bank Comission Properties					
NAME OF PARCEL	ASSESORS OWNERSHIP	STREET	CR STATUS	ACRES	Use
40th Pole	Nantucket Islands Land Bank and Town of Nantucket	Eel Point Road	None	20.0	Beach
Backus Lane Conservation Area	Nantucket Islands Land Bank	Rear Backus Lane	None	4.8	trails
Burchell Fram	Nantucket Islands Land Bank	28 West Miacomet Road	None	71.0	trails
Cisco Beach	Nantucket Islands Land Bank	Smooth Hummucks	None	60.0	Surf Beach
Codfish Park Playground	Nantucket Islands Land Bank	Codfish Park Road	None	0.5	Beach, Playground
Creeks Preseve	Nantucket Islands Land Bank	Millestone Road	None	8.0	trails
Fishers Landing	Nantucket Islands Land Bank	155 Eel Point Road	None	33.5	trails
Gardner Farm	Nantucket Islands Land Bank	Hummock Pond Road	None	41.0	trails
Goose Pond	Nantucket Islands Land Bank	Washington St	None	23.2	trails
Gosnold Conservation Area	Nantucket Islands Land Bank	15 Gosnold Road	None	2.4	trails
Head of the Plains	Nantucket Conservation Foundation and the Nantucket Islands Land Bank	Head of Plains Road	None	750.0	trails
Hinsdale Park	Nantucket Islands Land Bank	Old South Road	None	1.8	Trails, Outdoor Play and Fitness
Holdate Trails	Nantucket Islands Land Bank	31R Milestone Road	None	85.2	trails
Holly Farm	Nantucket Islands Land Bank	Polpis Harbor Road	None	2.7	Trails and water Access
Kings Way Conservation Area	Nantucket Islands Land Bank	Kings Way	None	3.8	trails
Ladies Beach	Nantucket Islands Land Bank	Bartlem FarmRoad	None	2.0	Beach
Land Bank Dog Park	Nantucket Islands Land Bank	5 Miacomet Road	None	2.0	Passive
Lily Pond Park	Nantucket Islands Land Bank	17 North Liberty Street	None	5.6	trails
Long Pond Landing	Nantucket Islands Land Bank	48 South Cambridge Street	None	700.0	trails
Low Beach	Nantucket Islands Land Bank	10 Low Beach Rd	None	18.3	Beach
Madequecham Beach	Nantucket Islands Land Bank	Madequecham Valley Road	None	53.0	trails
Massasoit Bridge Road Conservation Area	Nantucket Islands Land Bank	Massasoit Bridge Road	None	100.0	trails
Maxcy Pond	Nantucket Islands Land Bank	212 Cliff Road	None	7.3	Passive, Kayaking, fishing, picnic area, water access
Miacomet Golf Course	Nantucket Islands Land Bank	70 Bartlem Rd	None	138.6	Golf Course
Miacomet Park	Nantucket Islands Land Bank	Miacomet Flume	None	4.0	trails
Miacomet Pond Trail	Nantucket Islands Land Bank	81 Miacomet Rd	None	12.0	trails
Miacomet Road Conservation Area	Nantucket Islands Land Bank	70 Miacomet Rd	None	33.2	trails
Old Sconset Golf Course	Nantucket Islands Land Bank	260 Milestone Road	None	71.9	Golf Course
Reedy Pond	Nantucket Islands Land Bank	Smooth Hummocks	None	5.1	trails
Reyes Pond	Nantucket Islands Land Bank	231 Polpis Road	None	1.3	trails
Sanford Meadows	Nantucket Conservation Foundation and the Nantucket	Madaket Road	None	2.7	trails
Sesachacha Heathlands Wildife Sanctuary	Nantucket Islands Land Bank	10 Hoicks Hollow Rd	None	0.7	trails
Shawkemo Highlands	Nantucket Islands Land Bank	Polpis Road	None	50.0	trails
Sheep Commons	Nantucket Islands Land Bank	40 Milestone Road	None	200.0	trails
Smooth Hummocks Coastal Preserve	Nantucket Islands Land Bank	Mizzenmast Road	None	200.0	trails
Settle'rs Landing	Nantucket Islands Land Bank	North Cambridge Street		2.6	Passive
South Pasture Conservation Area	Nantucket Islands Land Bank	15 S Shorew Rd	None	513.0	trails
South Shore Road Conservation Area	Nantucket Islands Land Bank	15 S Shorew Rd	None	7.0	trails
Surfside Beach (Western Ave, Stones and Footsteps)	Nantucket Islands Land Bank	8 Western Av	None	0.5	Beach

Nantucket Islands Bank Comission Properties

NAME OF PARCEL	ASSESORS OWNERSHIP	STREET	CR STATUS	ACRES	Use
Surfside Beach (Western Ave, Stones and Footsteps)	Nantucket Islands Land Bank	8 Western Av	None	0.2	Beach
Chicago Street	Nantucket Islands Land Bank/Town of Nantucket	7 Chicago St	None	1.3	Beach
Trott's Hills	Nantucket Islands Land Bank and Town of Nantucket	Eel Point Road	None	95.0	trails
Tom Nevers Beach	Nantucket Islands Land Bank	New South Rd	None	7.3	
Vesper Lane Conservation Area	Nantucket Islands Land Bank	9 Vesper Lane	None	2.1	trails
Western Avenue Conservation Area	Nantucket Islands Land Bank	40 Western Av	None	8.5	Beach
45 PROPERTIES	*NOTE: Acreage does NOT reflect Open Space, only total		TOTAL ACRES	3,441.00	

Mass Audubon Society Properties

NAME OF PARCEL	ASSESORS OWNERSHIP	STREET	CR STATUS	ACRES	USE
Sanctuary	Massachussets Audubon Society	Polpis Road	None	376.1	Trails
Sesachacha Pond	Massachussets Audubon Society	Polpis Road	None	133.2	Passive
Smith's Point Shore Reservation	Massachussets Audubon Society	Massachussets Ave.	None	19.20	Trails
Saul's Hills	Massachussets Audubon Society	Saul's Hills	None	104.95	Trails
Smiths Point	Massachussets Audubon Society	California Avenue	None	2.10	Beach
Polpis Road	Massachussets Audubon Society	Polpis Road	None	122.10	Trails
	*NOTE: Acreage does NOT reflect Open Space, only total property size			757.65	

The Trustees of Reservations Properties

NAME OF PARCEL	ASSESORS OWNERSHIP	STREET	CR STATUS	ACRES	USE
Coskata -Coute Wildlife Refuge	Trustees of Reservations	Coskata Road	None	580.00	Passive
Great Point	Trustees of Reservations	Great Point	None	160.00	Passive
	*NOTE: Acreage does NOT reflect Open Space, only total property size			740.00	

Nantucket Land Council Properties

NAME OF PARCEL	ASSESORS OWNERSHIP	STREET	CR STATUS	ACRES	USE
Tuckernuck Island	Nanctucket Land Council	Tuckernuck Island	None	3.36	Passive
Bartett's Farm	Nanctucket Land Council	Bartett Road	None	10.00	Agricultural
Bartett's Ocean View Farm	Nanctucket Land Council	Bartett Road	None	98.00	Passive
	*NOTE: Acreage does NOT reflect Open Space, only total property size			111.36	

Boy Scouts of America Properties

NAME OF PARCEL	ASSESORS OWNERSHIP	STREET	CR STATUS	ACRES	USE
Boys Scouts of America	Boys Scouts of America	Camp Richards	None	72.0	Passive
Girls Scouts of America	Boys Scouts of America	45 Polpis Road	None	26.0	Passive
	*NOTE: Acreage does NOT reflect Open Space, only total property size			98.00	

Sconset Trust , Inc. Properties					
NAME OF PARCEL	ASSESORS OWNERSHIP	STREET	CR STATUS	ACRES	ZONE
Sankaty Head Light	Sconset Trust INC	122 Baxter Rd	None	9.20	LUG3
Sankaty Head Light	Sconset Trust INC	119 Baxter Rd	None	0.32	LUG3
Baxter Road	Sconset Trust INC	119 Baxter Road	None	0.32	Beach
Burnell Street Conservation Area	Sconset Trust INC	20 Burnell Street	None	11.98	Passive
Sankaty Road	Sconset Trust INC	79 Sankaty Road	None	6.33	Passive
Ruddick Commons Conservation Area	Sconset Trust INC	270 Milestone Road	None	44.42	Passive
Low Beach Road	Sconset Trust INC	Low Beach Road	None	21.23	Passive
Burnell Street	Sconset Trust INC	Burnell Street	None	9.05	Passive
	*NOTE: Acreage does NOT reflect Open Space, only total property size			102.85	

Madaket Conservation Land Trust Properties					
NAME OF PARCEL	ASSESORS OWNERSHIP	STREET	CR STATUS	ACRES	USE
Baltimore Street	Madaket Conservation Land Trust	4 Baltimore Street	None	3.50	Passive
Starbuck Road	Madaket Conservation Land Trust	Starbuck Road	None	6.60	Passive
Starbuck Road	Madaket Conservation Land Trust	Minnesota Av	None	0.46	Passive
Starbuck Road	Madaket Conservation Land Trust	Chicago St	None	3.20	Passive
Columbus Av	Madaket Conservation Land Trust	Columbus Av	None	2.10	Passive
Chicago Street	Madaket Conservation Land Trust	8 Chicago Street	None	1.90	Beach
Chicago Street	Madaket Conservation Land Trust	10 Chicago Street	None	3.20	Beach
Baltimore Street	Madaket Conservation Land Trust	4 Baltimore Street	None	3.50	Beach
N Carolina Avenue	Madaket Conservation Land Trust	N Carolina Avenue	None	1.86	Passive
Columbus Avenue	Madaket Conservation Land Trust	Columbus Avenue	None	5.72	Passive
Milan Avenue	Madaket Conservation Land Trust	Milan Avenue	None	7.10	Passive
	*NOTE: Acreage does NOT reflect Open Space, only total property size			39.14	

Other Conservations/Trust Properties					
NAME OF PARCEL	MANAGEMENT	STREET	CR STATUS	ACRES	USE
Loring Linda Nature Foundation	Loring Linda Nature Foundation	Eel Point Road	None	78.24	Passive
Eel Point	Loring Linda	Eel Point Road	None	186.6	Passive
Dionis Beach Road Conservation Area	Dionis Beach Road Conservation Area	9 Dionis Beach Road	None	3.55	Passive
Tuckernut Conservation Area	The Nature Conservancy	Tuckernut Island	None	31.17	Passive
2PROPERTIES	*NOTE: Acreage does NOT reflect Open Space, only total property size		TOTAL ACRES	299.56	

* Please refer to Goal 2.2.E which establishes an action to revise and update the inventory of lands of conservation and recreation in Nantucket by ownership, including the addition of the grants used to acquired properties or completed public projects.

SECTION 6 | COMMUNITY VISION

A. Description of Progress

The planning process for establishing a community vision, updating the open space and recreation goals, and identifying potential implementation actions was led by the PLUS Office in coordination with the Open Space Committee (OSC) that included Director of Planning, Director of Department of Public Works, Natural Resource Director for the Town of Nantucket, Director of the Nantucket Land Bank and the chairman of the Roads and Right-of-Way Committee.

Visioning was initiated with a Community Survey designed to collect opinions and ideas from community members with both directed and open-ended questions about open space and recreational resources, challenges, and opportunities.

Consultants collected information and solicited input from schools and town organizations that provide sports and recreational services to Nantucket residents to help determine level of use and potential areas of need. Information and ideas from town departments, boards and committees provided information on existing conditions and town programs and initiatives and helped identify relevant and viable implementation strategies.

A public forum was hosted by the OSC to share findings and gather input and feedback from community members. Participants were presented with information and data and were asked to help evaluate the plan's evolving goals, objectives, and recommendations. The input collected has helped formulate the goals and recommendations of this plan.

Drafts of the plan were presented and reviewed with the town's departments, boards and committees to assure that goals and recommendations reflect the community's desires and are compatible with local capacity.

It should be noted that the development of this OSRP was accomplished over multiple years in the 2014-15 and 2019-23 timeframes respectively. Most recently, additional meaningful input has been provided as part of several important, and highly relatable processes including an extensive online survey in compiling public input associated with expanding the town's bike/multi-use trail system, natural resource inventory, and improving both active and passive recreational facilities and opportunities at parks and other town-owned properties. The Town has received strong interest and support for the development of indoor recreation.

It should be noted that the onset of the COVID-19 pandemic in March 2020-2022 impacted dramatically the progress of the Open Space and Recreation Plan. In general, many work tasks were delayed including the park and open space inventories, ADA assessments and the second round of public engagement sessions and certain other stakeholder meetings shifted to a virtual format from a typical face to face format.

B. Statement of Open Space and Recreation Goals

Nantucket's vision for open space and recreation embraces four key concepts:

1. Water and Beaches

Water and beaches are defining elements of Nantucket and are the community's most treasured resources. The island's harbor waters, and its beaches are the foundation of Nantucket's tourism-based economy and islanders' way of life. Other surface waters, the islands ponds, streams, springs, marshes, bogs, and other wetlands, are not only critical habitats they contribute to the local economy by supporting cranberry and fisheries production, as well as recreation. The island's groundwater may be the most guarded resource, as it is the only potable water source available.

2. *Wildlife and Habitat*

Nantucket's natural and managed conservation areas support biodiversity, providing habitat for common and endangered, rare, and threatened species. Protected areas already include hundreds of acres of unique heathlands, sandplain grasslands, and barrens as well as coastal environments, streams, and wetlands. They also contribute to the local and regional fisheries and tourism economy. Adding to, studying, and managing these protected environments and their inhabitants will improve their chance for success and survival.

3. *Recreation*

By providing land for trails, parks, and playing fields, supporting winter recreation, and resource-based recreation, the vision responds to the recreational needs and interests identified by the community, including the creation of an indoor recreational facility. Trails, parks, fields, and community centers encourage invigorating and healthful recreational activities and foster social interaction and human connection. Trails in conservation areas, and beaches bring residents and visitors face-to-face with the island's natural heritage.

As the island lacks an indoor community recreation complex that allows for year-round recreational resources, it is a concern for the residents of Nantucket. According to a survey conducted by the Nantucket Parks and Recreation Department, over 70% of residents expressed their desire for an indoor community recreation center that would allow for active recreation year-round. The lack of such facilities has resulted in limited opportunities for children and adults alike to engage in physical activity during the winter months. By providing access to an indoor community recreation complex that allows for both active and passive recreation activities, such as soccer and racquet sports, it may also promote healthy and social lifestyles across multigenerational residents. There is currently a petition available online with approximately 450 respondents in support of an indoor community recreation complex.

4. *Sense of Place*

Nantucket's unique character results from the interplay of historic settlement patterns and architecture with distinctive natural features. While the entire island is a historic district, and an extensive amount of land is preserved and managed, continuing efforts are required to sustain a sense of place:

- Continue to preserve and manage open space to protect the environment and provide opportunities within developed areas for both active and passive activities.
- Provide present and future residents of Nantucket with the opportunity to enjoy the recreational, open space and natural resources of the island. Make facilities and amenities that support this reflection of Nantucket's residents and their preferences and passions.
- Increase the connectivity between the island's natural and social systems to increase access, build capacity, and heighten awareness of available resources.
- Protect the unique appearance of the natural and built environment and the ability to access beaches, harbors, ponds, and open spaces to preserve Nantucket's connection to its maritime and natural heritage.
- Develop pocket parks and playgrounds to provide for area needs and to enhance and define the character and setting of individual neighborhoods.
- Connect open space properties to historical events such as providing a setting for historic properties or marking the route of the Nantucket railroad as examples.

SECTION 7 | ANALYSIS OF NEEDS

A. Summary of Resource Protection Needs

The principal resource protection needs of Nantucket as identified by the Environmental Inventory and Analysis and by community residents focus on water resources, and include habitat and species protection, beaches, and landscape character.

Water Resources

Water resource protection stood out as a top priority among respondents completing the June 2022 Open Space and Recreation Community Survey when asked about natural resource protection. Concerns ranged from residential use of fertilizers and pesticides to septic system maintenance, to pollution of the harbor and marshes by boats and runoff. Eighty-nine percent of respondents ranked protecting the town's groundwater resources as the first (70%) or second (19%) highest priority on a scale from one to five.

Nitrogen and phosphorous loading are serious threats to groundwater, drinking water supplies, coastal embankments, and ponds in the town. Sources of nitrogen and phosphorous loading include natural processes as well as failing septic systems and fertilizers used on lawns, gardens, and golf courses. Storm water runoff also introduces pollutants to ground and surface water supplies and is dramatically increased with development. Strategies for protecting the town's water resources could include increasing vegetated cover to reduce stormwater runoff and expanding the public sewer system to reduce impacts from septic system failures. Nantucket should also continue to require progressive stormwater management strategies on construction sites and best management practices on developed and managed sites including roadways parking lots, golf courses, agricultural lands and playing fields.

Erosion and flooding from coastal storms are natural processes that impact the entire perimeter of Nantucket as well as some inlands along streams, ponds and wetlands and are particularly drastic along the island's west and south shores. Flooding and storms are a growing sever challenge in Nantucket. The eastern shore of Sconset has become impacted, especially the steep bank running parallel to Baxter Road. Nantucket does have a Natural Hazard Mitigation Plan though many floodplain areas are within conservation areas providing varying degrees of protection against development. Limiting development in areas that are prone to coastal erosion and flooding is a challenge and an opportunity. The town should also implement low density zoning in these areas where possible.

Wildlife and Habitats

Habitat and species protection are also prime areas of concern for residents and the island's conservation organizations. 85% of community survey respondents ranked protecting the town's natural resources and wildlife habitat as the first (58%) or second (27%) highest priority. Stakeholder interviews stressed importance of managing lands to preserve wildlife and habitats and to increase knowledge about, interest in, and respect for these unique resources.

Nantucket contains significant areas of rare habitat, particularly the coastal health land and sandplain grasslands, home to numerous state-listed animal and plant species. The Barren's, another of the island's unique habitats, are threatened by human development and the exclusion (prohibition) of fire. The islands waterways, wetlands and beaches are also critical habitat areas in need of continued and enhanced protection. Acquisition and conservation restrictions that limit or direct development are the most dependable strategies for habitat and species protection, though also the most costly. Survey respondents asked to identify town actions they would favor to preserve open space indicated the highest support for collaboration with other public and private lands conservation entities (72%), followed by public education on conservation issues (60%) and acquiring land and easements to connect existing open space and recreation lands (59%).

Beaches and Dunes

Access to beaches was ranked as another top priority for open space protection by respondents to the Nantucket Open Space and Recreation Community Survey with 90% rating it first (71%) or second (19%) on a one to five scale. In a separate question asking what natural resources were of highest priority sand dunes and beaches received the highest rank of resources listed.[92] The beaches and sand dunes of Nantucket are not only defining features of the island's landscape, and critical habitat, they also contribute heavily to the island's economy as they are a major draw for the hundreds of thousands of tourists who visit Nantucket annually. The town actively maintains town-owned beaches guided by its Beach Management Plan and is acquiring rights in additional beach parcels at every opportunity through its One Big Beach initiative.

Community Character

Nantucket is made up of several distinctive and common landscapes, each important to the island's character. Community members voiced concern through responses to the survey that the island's natural landscapes and rural character are threatened by continued development. Many, though not all, distinctive natural landscapes, including marshes, cranberry bogs, beaches, and Nantucket's historic village are provided some protection by local, state and federal regulations as well as by conservation organizations. Less distinctive landscapes, open fields, upland forests, and street trees, and farmland are also important features of the island.

Agricultural or farmland on Nantucket is a limited resource. Bartlett's Farm is the island's oldest and largest farm, as well as one of the island's largest employers. Around 218.5 of the farm's 250-acres are actively farmed and 104-acres are protected by a CR. The remainder of the island's farms are less than five-acres and range from crop farms and nurseries to pocket farms to equestrian centers. With the help of Sustainable Nantucket, a local non-profit committed to building a more locally based, self-reliant food economy the number and productivity of farming enterprises on Nantucket is now increasing. Nantucket's farms contribute to the community's character, its local economy, and its quality of life. Policies and initiatives that support the continued use of farmland and farming should be considered.

B. Summary of Community's Needs

As described in the previous section, Nantucket's "Community Vision" was established as an outgrowth of the community outreach process and the inventory of actual open space and park land. This same public outreach process was the source for much of the information contained in this section, combined with additional data extracted from the Massachusetts Statewide Comprehensive Outdoor Recreation Plan (SCORP) and various publications from The Trust for Public Land (TPL).

In essence, we have identified needs based on public comments, observations, and by applying state and national recreational standards where relevant and appropriate to help identify gaps in service. The priority needs contained on the last page of this section are the direct outgrowth of this analysis of needs exercise.

Serving the recreational needs of people in an urbanized environment requires an understanding of the basic relationships between supply of recreational resources and their potential users.

A person's perception of recreation and leisure activities varies with age, sex, cultural background, and personal preferences. The availability of recreation related facilities and services also significantly affect the variety and types of activities people will choose during their leisure time. While meeting every individual's specific preference is impractical, public, and private agencies can ensure that sufficient opportunities for recreation exist to accommodate most recreational needs in the Island. It

[92] The resources listed were: salt marshes, forested lands, sand dunes/beach barriers/beaches, ponds, bogs, fishing, shellfishing, open fields/grasslands.

is also important to ensure that mechanisms exist to monitor the changing recreational needs of the Nantucket community, and to adjust the menu of resources to accommodate these changes.

The Nantucket user survey that was conducted as part of the Open Space and Recreation Plan update process yielded results that were remarkably like those results referenced within the statewide open space and recreation initiative surveys that are described later in this section.

Following is a summary of results of the Nantucket Parks, Recreation & Open Space Plan Public Survey. *(See Appendix D, Online Public Survey Results, for a full report).* It should be noted that over 727 total people participated on the surveys completed in 2019 and 2022. From the 2022 survey participants:

- 63% have lived in Nantucket for more than 20 years (making them long-time residents). with the biggest group being 55 or more years of age, followed by a much smaller group of 5-year-old and under.
- 79.5% of the survey participants selected parks, recreation, and open space as extremely important to them.
- Most of the participants strongly agreed that Nantucket should protect open space, improve access to lakes and publicly available water resources.
- 60.5% of the respondents visit a park or open space facility three or more times per week with a 43.70% of this group prefer visiting park facilities from noon to 5pm.
- Although most of the participants (30%) drive to the Nantucket parks and open space properties that they visit, 26% of respondents believe that sidewalks are important for recreation and for travel. Related to this, walking is consistently brought out as one of the most common recreational activities pursued in the Nantucket.
- 50% of the respondents stated that walking, jogging, and hiking trails are personally important to them, the majority of the survey participants are strongly in favor of the Town providing more of them.
- In terms of park and open space ratings, participants indicated that parks were in average to good condition, and they assigned open space an adequate to average rating overall.
- More than half of respondents indicated that the reasons they would rarely use an open space facility was due to overcrowded facilities (31%), unleash dogs (27%), poor conditions (20%), or lack or parking (20%). Less than a third of the participants didn't know the locations of particular of parks or facilities (22.7%) and 6.5% found them not enjoyable or interesting.
- 45% of respondents indicated that their recreational needs are being met at a good level of performance, and 25% indicated recreational needs are somewhat met.
- In terms of park improvements, protecting open space from development was the most chosen improvement option (60%), followed by maintenance (53%), walking/jogging trails (42%), benches and outdoor gathering spaces (25%), then picnic areas or shade shelters (23%), and programming (22%) among others.

Due to the unpredictable and sometimes harsh nature of the climate, public input has stressed the need for an indoor recreation facility. Nantucket is a unique residential community that increases four or five-fold from winter to summer as part time residents and tourists flock to enjoy its beaches and other natural environments, its historic village, shopping, and culture. The community's needs change with the seasons and its resident population.

Assessment of population trends in Nantucket shows both an aging population overall and an increase in children under the age of 18. The fastest growing segment of the population is adults aged 65 or more years.

The makeup of households should also be considered when determining recreational needs of the community. Nearly one third of Nantucket households have single occupants and senior lives alone in one out of every ten households. Recreational resources and programs should reflect the needs of the increasing population of children, seniors and those living alone and the large population of active adults.

State Comprehensive Outdoor Recreation Plan (SCORP) 2017

The Statewide Comprehensive Outdoor Recreation Plan provides an inventory of open space and outdoor recreation facilities in Massachusetts. As part of the plan development, several surveys were conducted, including three online surveys (targeted at recreation users, municipal providers, and land trusts) and one statistically relevant phone survey. All three had similar results. The SCORP states, 'The results from the online user survey may be the most important in guiding how Massachusetts' LWCF dollars be spent over the next five years."

The following statistics and results were from the online user survey:

Top Activities	Walking and jogging, water-based recreation, trail-based recreation.
Quality of Recreation Facilities	78% Said excellent or in good shape.
Motivation to do Outdoor Recreation	Physical fitness, mental well-being, close to nature.
Top Reason to Visit	Proximity to home, scenery, and vegetation.
Barrier to Recreation	Time constraints.
Importance of Programming	83.7% Prioritized more senior programming. 88.2% Prioritized more programming for ages four to 12 programming. 91.2% Prioritized more teen programming.
Future Needs	Trails, Playgrounds, Water-related Facilities.

Nantucket's overall aging population above 65 and under the age of 18, emphasize the SCORP Results and needs for recreational activities such as walking, jogging and trail-based recreation. As well as the importance of recreational programing aimed for seniors, toddlers, and teens emphasizing physical fitness, metal well-being and nature.

Existing Levels of Service

In Nantucket currently there are:

- 16,394-acres of permanently protected open space including areas for field and court sports.
- 16 Public Beaches.
- Public Boat ramps at Jackson Point, Children's Beach, Washington Street Extension, Polpis at Wauwinet Road, and Madaket F Street.
- 39 miles of Paved Bike Paths.
- Hundreds of miles of walking and off-road bike trails within town-owned open space.
- Two Public Golf Courses.
- One Disc Golf Course.

Formal or organized recreational offerings include:

- Basketball
- Baseball/Softball
- Cheerleading
- Hockey
- Football
- Swimming/Diving
- Soccer
- Lacrosse
- Field Hockey
- Sailing
- Golf
- Tennis
- Biking
- Pickleball
- Paddle

Estimates indicate over 5,000 participants are involved in formal or organized recreational activities outside the schools annually.

Public Recreational Facilities and Programs

Public recreational facilities in Nantucket are held and managed by the school department, Land Bank and the town through its Parks and Recreation Commission, Department of Public Works, Department of Natural Resources, and the Community School:

- Sports fields and outside courts include:
  - Six Soccer / Lacrosse / Field Hockey Fields
  - One Football Field
  - Two Softball Diamonds
  - Two Baseball diamonds (Little League)
  - Two Basketball Courts
  - Tennis Courts
- Running Track
- Pool
- Two Public Golf Courses
- Three Paddle Tennis Courts
- Three Gymnasiums
- Skate Park
- Pickleball Courts
- Motorized Dirt Bike/ATV Track

Nantucket School programs (not including the Community School) serve around 375 students annually through competitive athletic programs. The High School reports a participation rate of around 70%.

At this time Nantucket Schools is challenged with managing adequate field use and time for student athletes. While the environmental and human health discussions related to PFAS concerns continue, the ability to combat field use remains.

Competitive sports at the Nantucket Public Schools include:

Fall Sports	*Winter Sports*	*Spring Sports*
Football	Boys Basketball	Baseball
Field Hockey	Girls Basketball	Softball
Golf Courses	Boys Ice Hockey	Boys Lacrosse
Cheerleading	Girls Ice Hockey	Girls Lacrosse
Boys Soccer	Swimming/Diving	Sailing
Girls Soccer		

Nantucket Community School is a program of the Nantucket Public Schools created to develop and run after school educational and recreational programs for community members of all ages, as well as summer camps. The Community School uses the public-school facilities after school hours and manages the community pool. Recreation programs run by the Community School include:

Adult	*Youth After School*	*Summer Camps*	*Pool*
Capoeira	Volleyball	Tennis	Youth Swim Lessons
Basketball	Yoga	Baseball/T-ball	Aqua-tots (½ – 3 ½ yrs.)
Volleyball	Dance	Adventure/Discovery	Water Safety & Fitness
Yoga	Cycling	Football	Springboard Diving
Education/Hobby	Tennis	Basketball	Lifeguard Training
Boating	Education/Hobby	Soccer	Hydro-Fitness/Aquacise
	Boating	Dance	Adult Clinics
		Field Hockey	Nantucket Swim Team
		Gymnastics	
		Lacrosse	

In response to the Community Open Space and Recreation Survey less than half of respondents felt that outdoor or indoor health and exercise programs or active adult recreation programs and facilities met their expectations. Opportunities for off-leash dog exercise were also noted as less than satisfactory by many.

Private Recreational Facilities and Programs

Several private non-profit organizations serve the community with recreational facilities and services for a fee. Nantucket Ice, a community skating rink provides recreational skating for all ages and serves youth and adult hockey leagues. The rink, adjacent to the High and Elementary Schools is open year-round. In addition to serving all ages during open skate time on a daily basis the rink estimates that it serves around 1,000 youth a year through youth hockey (200) learn to skate program (200), after school programs (500) and summer camps (160). About 45 men and 25 women participate in adult hockey leagues.

Nantucket Boys and Girls Club serves Nantucket youth with an 1800 square-foot facility that includes gym space, a game room, a teen room, locker rooms and administrative offices. A major expansion was recently completed. The Club provides after school and summer recreation and athletic programs including football, basketball, boxing, field hockey, and lacrosse. The Club also provides classes and activities related to a variety of hobbies, art, theatre, computers and education and low organized activities such as kickball and dodgeball. Program participants include around 650 youth throughout the school year with 190 to 300 children at the facility each day and around 120 in the summer programs where they average about 100 children a day through the eight weeks of camps.

Programs occur both in the facility, on its four-acre campus that includes a football field and a multipurpose field use for pick-up games such as kickball. Children in programs at the Boys and Girls Club also use the town's public beaches and bike paths.

Strong Wings is a non-profit organization affiliated with the Nantucket New School that provides outdoor adventure programming for youth through after school programs that serve about 20 students a day and summer camps that serve about 100 a day through summer schedule. Strong Wings focus is on outdoor experiences, and while its 2 ½-acre campus includes ropes courses and open fields for play, it primarily uses the abundance of public open spaces, beaches, waterways, and bike paths island-wide.

NANTUCKET COMMUNITY SAILING (NCS) Founded in 1994, is a non-profit, educational organization that provides public programs in sailing and various water sports including windsurfing, kayaking, and paddle-boarding. NCS focuses on improving community access to the water for community members of all ages.

NCS uses three public sites for its programs: Polpis Harbor, Jetties Beach and the public pier at Children's Beach. Formal license agreements at Jetties Beach and Polpis Harbor allow NCS to use an identified area at each site for summer programs. A formal lease agreement with the Town for land on Shadbush Road provides NCS with facilities for boat storage and maintenance. The Jetties Sailing Center site includes three storage shacks, two that are removed from the site during the off-season and one that remains. NCS has a shack at Polpis Harbor and rents a seasonal portable restroom to serve the children's program. Boats are moored (some stacked on floats) throughout the summer season and moved to off-site facilities for storage. Site licenses at Jetties Beach and Polpis Harbor and moorings require annual renewal. The organization's offices are located in the basement of the Coffin School at 4 Winter Street.

NCS serves about 1,100 children and 2,000 adults annually, not including those served through the various free outreach programs such as the Boys and Girls Club, Nantucket S.T.A.R[93] Program, AccesSport America for disabled athletes, therapeutic sails for clients from Palliative and Supportive Care of Nantucket, and senior sails, among others. While their focus is on programs for youth from 5to 18 years old, they also offer lessons and rentals to adults and offer a women's sailing program. In addition to their lessons and rentals NCS:

- Hosts Nantucket Race Week and the Opera House Cup Regatta , a classic wooden sailboat race.
- Provides free access to equipment and instruction to many community outreach programs.
- Sponsors and runs Nantucket's High School Varsity and Club Sailing Teams.
- Offers scholarships to year-round island youth.
- Runs informal sailboat races for all levels.

For profit recreation opportunities also abound on Nantucket and include golf, tennis, paddle tennis, sailing, and fishing along with a variety of fitness facilities and class style recreation options including dance, yoga, gymnastics, and the martial arts.

SEA OF OPPORTUNITIES BY EGAN MARITIME INSTITUTE, is a diverse offering of education and outreach programs available to every Nantucket student at multiple points throughout their student career. Founded in 1989 by island native Albert F. "Bud" Egan, Jr. and his wife Dorothy H. Egan, their mission is to preserve and celebrate the island's seafaring heritage.

Achievements as of December 2021[94]:

- 5,700 - Youth Interactions
- 2,200 - Classroom Students
- 3,430 - Tall Ship Field Trip Students
- 573 - Summer Surfboat Participants
- 78 - Student Mariners

[93] S.T.A.R. (Sports and Therapeutic/Accessible Recreation) provides specialized, therapeutic, accessible recreation, and adaptive sports to children with a wide range of challenges and disabilities.

[94] Egan Maritime's "Sea of Opportunities", https://eganmaritime.org/sea-of-opportunities

INFORMAL RECREATION

Informal recreation on Nantucket is widespread. Natural resource and recreation areas open to the public including beaches, harbors, and conservation areas. Facilities at these sites combined with golf courses, marinas and health clubs, tennis courts, and pedestrian and bicycle trails there is an abundance and variety of opportunities for informal recreation.

Respondents to the Open Space and Recreation Community Survey gave the highest satisfaction rating for recreation and open spaces to walking trails, followed closely by bicycle paths and bike lanes and historic and cultural educational and appreciation opportunities, and then by access to ocean for recreational purposes. Use patterns show Milestone Road Path and Ram Pasture Sanford Farm with the highest visitation, followed closely by Madaket Road Bike Path, Polpis Road Bike Path and Jetties Beach. Quality ratings were also high for these resources.

Survey respondents did however note several improvements the town could make to informal recreation facilities and programs. Common requests included:

- Provide a fenced-in, off-leash dog park.
- Improve/expand the bike and pedestrian trail networks.
- Improve facilities and maintenance of playgrounds.
- Create new playgrounds in neighborhoods without facilities.
- Expand network of public boat launch sites.
- Create more picnic areas.
- Expand knowledge about the community garden.
- Provide more indoor activities for children.
- Provide a public performance space.
- Prove a bowling facility.
- Provide a shooting range.
- Provide an indoor recreation facility

NANTUCKET COMMUNITY GARDENS

Community Gardens allow individuals, families, or friends to utilize a designated plot of land to produce vegetables and fruit for their own consumption. Two initiatives are the Nantucket Community Gardens (NCG), a public group involved in providing educational support for community gardens in the island, managed by Oliver Miller since 2015[95]. And the Nantucket Land Bank just recently published a public survey to for the possibility of additional Community Garden locations on the island. Community Gardens allow individuals, families, or friends to utilize a designated plot of land to produce vegetables and fruit for their own consumption. [96]

HUNTING

Areas open to the public for hunting on the island include both publicly- and privately-owned land. While many public and private landowners make their properties available for responsible hunting, most of the land open to hunting is owned by the Nantucket Conservation Foundation. These lands are private property and are open only to hunters who comply with guidelines established by the Foundation's Board of Trustees. Deer hunting (archery, shotgun, and primitive firearms) and hunting of other game species during designated seasons is allowed on most Foundation properties. Exceptions include parcels that receive high levels of year-round pedestrian use or are near homes. As the stewards of 30% of Nantucket's land area, the Foundation's Board is mindful of the need to manage the size of the Island's deer herd, especially because of the connection between the number

[95] Nantucket Community Gardens, https://www.facebook.com/groups/122321384468856

[96] Nantucket Land Bank, https://www.nantucketlandbank.org/community-garden-survey-encuesta-sobre-huertos-comunitarios/

of deer and the high incidence of Lyme disease and other tick-borne diseases. The Foundation's deer hunting policies have been established with the understanding that deer hunting is necessary for the continued well-being of the deer herd, the health and safety of the people who live on or visit the island, and the quality of the natural habitat that we all share.[97]

Island-Wide Trail Plan

An island-wide trail system has been considered for some time and was a recommendation of the 2007 Open Space and Recreation Plan. Support for the idea was reaffirmed in the 2022 Community Survey.

In 2017, The Nantucket Planning and Economic Development Commission, prepared a comprehensive island-wide trail plan, "Nantucket Multi-use paths" that documents existing trails, identifies gaps between trails and proposes a network of interconnecting paths that will stretch across the island *(See Appendix A, Maps).* The network includes paved or improved bike and pedestrian ways, unpaved trails on properties owned by the town and by non-profit conservation agencies and local streets where no off-road options exist.

The island-wide trail plan will guide town actions and allocation of resources to acquire access rights where needed and construct the paths in a coordinated and logical manner. Options may include elevated walkways or bridges to integrate and connect paths across ponds and wetlands.

Accessibility Improvements

All new construction and renovation of public facilities since 1968 are required to be accessible to people with disabilities. Amendment Article 114 of the Massachusetts Constitution states:

No otherwise qualified handicapped individual shall solely, by reason of his handicap, be excluded from participation in, denied the benefits of, or be the subject of discrimination under program or activity within the Commonwealth.

Nantucket continues to improve access for the disabled in coordination with the Nantucket Commission on Disabilities.

To better accommodate the needs of the disabled, the Commission on Disabilities was asked to specifically comment on the improvements that are necessary at each recreational facility as well as identify needs for additional facilities, programs or accommodations. The identified needs generally involve improving access to existing facilities through eliminating barriers at access points, improving parking arrangements and making use of surfaces that can accommodate wheelchairs. *(See Appendix E, ADA Access Self-Assessment).*

Mobile Apps

- *ACKtrails*[98]

  The Nantucket Conservation Foundation currently owns, maintains and preserves nearly a third of the island and created an app with trails maps, and properties owned by the Foundation for users to access and explore the sites.

- *More Nantucket*[99]

  An app that offers interactive maps, public transportation information, bikes rentals information and trails to simplify options to get around the island without a car.

[97] Nantucket Conservation Foundation: https://www.nantucketconservation.org/properties/hunting/
[98] ACKTRAILS, https://acktrails.com/
[99] MoreNantucket, https://morenantucket.com/

C. Management Needs, Potential Change of Use

It is important for an Open Space and Recreation Plan to outline specific recommendations that will help the town meet its open space and recreation goals in a strategic manner. Specifically, it is necessary for the town to have the tools and policies, staff capacity, and financial availability at hand to implement the recommendations of the plan.

Park Management

Park management is the responsibility of multiple town departments and the Parks and Recreation Commission, a five-member commission appointed by the Board of Selectmen responsible for making recommendations on parks and recreation related policies, programs, activities, and initiatives.

Day-to-day operations for park maintenance are the responsibility of the Parks & Recreation Manager within the Department of Public Works (DPW). Facilities under DPW jurisdiction includes Delta fields owned by the Airport Commission, Nobadeer Fields owned by Land Bank, bike and pedestrian paths on public lands and rights of way, and town-owned parks and playgrounds. DPW is also responsible for scheduling field use for the various sports teams at the Nobadeer and Delta fields.

Town beaches are maintained and monitored by the Department of Natural Resources (DNR). DNR monitors water quality, and administers beach cleaning contracts. Lifeguards are the responsibility of the Marine Department.

Nantucket Community School is responsible for most recreational programming with the exception of sports leagues. The Department of Visitor Services is responsible for some events including those at Children's Beach such as weekly movies and other entertainment.

The current framework for park management is a result of recent consolidations and cost saving measures. It will be periodically reviewed to assess effectiveness and adjusted as needed.

Use Conflicts

The Town of Nantucket owns and manages the public sport fields and diamonds except those on school properties. The Department of Public Works, and Parks and Recreation Division is responsible for maintenance, including mowing, seeding, fertilizing, and lining. Parks and Recreation is also responsible for setting user fees and scheduling.

Stakeholder interview suggestions include the town evaluate its scheduling practices and consider a system that integrates on-line access. Stakeholders also suggested the need for bi-monthly or quarterly meetings between league representatives, Parks and Recreation, and others involved with field operations and sport programming to discuss needs and opportunities.

Stakeholder interviews also revealed that recreational programming by a number of different organizations regularly occurs on town-owned open space and recreation areas. For some, the availability and access to these lands is sufficient but others suggested that greater access to indoor and outdoor community space for active all-age programming is desired. The town should create policies and processes that support maximizing the use of public infrastructure to meet open space and recreation needs.

Impacts of Development

The impacts of continued development on the island's open space resources should be monitored and mitigated as appropriate. Demand related impacts including an increase in users and increased maintenance and management needs are an expected result of development. Any number of unintended consequences can also occur. Intensification of development around existing

conservation lands and parks can cause an increase in noise levels, a reduction in buffer area tree canopy, and changes to a site's hydrology due to an increase in impermeable surfaces and changes topography and vegetation. Some developments also close ways to the water and other resources limiting or changing public or neighborhood access.

OPPORTUNITIES

PROPERTY TRANSFERS

The Nantucket Land Bank (NLB) is a public agency that is governed by a five-member elected board of commissioners and bylaws that regulate their actions. NLB is funded by a two percent transfer fee collected from home and landowners when a property is sold. Recent annual receipts have ranged from eight to fourteen million dollars. It has a staff of eleven full-time and two part-time that oversees acquisition and management of lands and three to four full time seasonal staff responsible for land and facility maintenance. NLB has a record of exceptional land stewardship and community service.

AGRICULTURE

Preserving and expanding agriculture on Nantucket was identified as an opportunity to highlight the island's history and culture, preserve open space, and strengthen the local economy. The town should create policies that support working farms and sustainable farming. Ideas from stakeholders included establishing a community garden, assessing town-owned lands to determine if they could be viable for farming, assessing feasibility of a community farm and a community kitchen, and considering zoning to allow a meat processing facility.

AREA PLANNING

Including the consideration of green space planning as part of the planning process encourages the creation of appropriately scaled neighborhood resources as well as connections to overall green space systems.

"UNDEVELOPMENT"

Because so much of Nantucket is already designated open space and large vacant land holdings are now protected, opportunities frequently exist on developed parcels. Removing structures and returning key parcels to a natural state has application in urban, suburban and rural settings. This strategy provides a range of co-benefits including the reduction of risk to the built environment from flooding and/or erosion as well as opportunities to integrate habitat restoration, recreation, alternative transportation routes (e.g. bike paths), and interpretive education with climate-resilient open space. In the dense neighborhoods of the downtown and the historic cores, removal of obsolete uses and structures can provide space for views, pocket parks, gardens, or enhancements to the setting of surrounding buildings. In more outlying suburban areas, there are opportunities to provide playgrounds, playing fields or greenbelt connections. In low density areas, beach access, habitat protection and maintaining unbroken areas of natural landscape can be achieved. Also, the gradual dismantling of subdivisions platted prior to the establishment of the Planning Board in 1955, through the paper street removal program could provide additional opportunities for "undevelopment". From rural to urban landscapes across the island, "undevelopment" strategies have the potential to make space for the restoration of native habitats that can (either alone or in hybrid designs that include hard structural elements) help protect town infrastructure and the built environment, by accommodating stormwater or protecting against sea level rise, all of which can intentionally integrate accessible and engaging open space for the enjoyment of all.

SECTION 8 | GOALS AND OBJECTIVES

This section presents Open Space and Recreation goals and objectives for Nantucket and is based on the values, concerns and needs expressed by residents, land and resource managers, and recreation providers through the community survey, at the public meeting, in stakeholder interviews, and through a variety of other interactions and means held over an extended period (essentially 2014-2022). The *goals* are broad statements framed to indicate a desired future condition or achievement by the town. The *objectives* are more specific statements that outline measurable accomplishments that will help the town achieve these goals. An objective for each goal is to establish the Open Space and Recreation Plan as a working document for guiding actions and tracking progress. Together the goals and objectives guide the development of the Action Plan in the following section.

Goal 1: Protect lands of public conservation and recreational interest that support essential wildlife habitat and ecosystems, water quality, flood management, and a variety of both indoor and outdoor recreational activities.

OBJECTIVES

- Establish the Open Space and Recreation Plan as a working document for guiding actions and tracking progress.
- Continue collaboration with public and private land conservation organizations (CO) and for land acquisition and protection.
- Incorporate provision of public open space and/or recreation areas in any major redevelopment projects where practical and needed.
- Continue and expand stewardship to protect resources within protected lands.
- Explore options to mitigate and adapt to potential climate change.
- Continue and expand public education efforts to highlight conservation issues, and promote an understanding of the uniqueness and fragility of certain Nantucket resources.
- Encourage the use of creative regulatory and non-regulatory land protection tools such as conservation restrictions, tax abatements, gifts, and zoning measures.

Goal 2: Provide and maintain a high-quality inventory of parks and recreation areas and facilities that are safe, attractive, and provide a range of active and passive (informal) recreational opportunities for all residents. Ensure that populations that may be underserved can access a park and open space system that is fair, inclusive, and equitable.

OBJECTIVES

- Establish the Open Space and Recreation Plan as a working document for guiding actions and tracking progress.
- Establish a parks and recreation department or team to manage, program, and maintain the town's parks recreation lands and facilities.
- Explore opportunities to create an appropriate indoor facility/ies to meet a variety of recreational needs.
- Implement recommendations of the 2020 Transportation Plan and 2013 Island-Wide Trail Plan to create a connected walking and cycling trail network.
- Identify and act on opportunities for adding new parks and playgrounds to existing and emerging neighborhoods.
- Identify ways to expand capacity of existing athletic field space.
- Provide assessments of park and playground conditions to identify, budget for, and address maintenance issues.
- Implement improvements at town parks and recreation areas to ensure accessibility to people with a variety of levels of mobility, sense awareness, and mental capacity.

- Work with schools and other recreation providers to identify needs, evaluate capacity and seek solutions for the provision of indoor recreation facilities.
- Support not for profit recreation providers to help ensure long-term viability.
- Expand network of public boat launch sites.
- Continue to assess community needs for recreation facilities and programs.

Goal 3: Improve access to, connections between, and awareness of public open space and recreation areas, programs, and facilities.

OBJECTIVES

- Establish the Open Space and Recreation Plan as a working document for guiding actions and tracking progress.
- Continue efforts to acquire land and easements to connect existing open space and recreation lands and the town's network of paths and trails to each other and to neighborhoods, schools and other activity centers.
- Increase public awareness and use of open space and recreation areas and facilities.
- Support initiatives to increase public awareness of potential climate change impacts and responses.
- Improve public access to open space areas for passive (informal) recreation where appropriate, including pathways, overlooks / vistas, bike racks, bridges, walkways and parking.

Goal 4: Preserve the island's sense of place by preserving and managing the physical environment, public access to beaches and resources, protection of environmental health and surface water resources, and connectivity and compatibility of neighborhoods and resources.

OBJECTIVES

- Establish the Open Space and Recreation Plan as a working document for guiding actions and tracking progress.
- Preserve and manage the island's tree canopy including street trees, shade trees and forests.
- Support preservation of historic and scenic roads.
- Continue efforts to maintain, improve and expand access to the waterfront.
- Continue and expand right-of-way efforts, including securing rights of way from new developments on the water or abutting other resource areas.
- Support working farms, farm related businesses and locally based food systems.
- Support water-dependent uses, facilities, and programs along the island's waterfronts.
- Support maintenance and expansion of alternative transportation modes to improve accessibility for all ages and limit automobile use.
- Maintain and improve scenic vistas for public enjoyment.
- Improve and expand the number of community gathering areas to accommodate the expanding population.
- Work with private landowners and other interested parties to preserve (through preservation restrictions or other means) historic gardens and landscapes.

Goal 5: Integrate the Open Space and Recreation Plan with other planning initiatives especially as it relates to making assets more resilient and better prepared to withstand the vagaries of a changing climate and sea level rise.

OBJECTIVES

- As capital projects are pursued, as outlined in the 2022 Parks and Recreation Master Plan, 2021 Tom Nevers Multi-use Path Feasibility Study, and other planning initiatives and priorities, ensure that design intentions are in alignment with the tenets of the October 2021 Coastal Resilient Plan.

- Establish specialized construction detailing and maintenance protocols that recognize and respond to the increasing vagaries of weather that impact the viability and condition of various recreational assets.
- To be aware of and need to use the NOAA "High" scenario to accommodate current storm surge as well as Sea Level Rise in their decisions, deliberations and planning.
- Support informational and educational initiatives to increase public awareness of climate change impacts and responses.
- Design infrastructure improvements, where those investments may be jeopardized by sea level rise and climate change phenomena, to be resilient or adaptable to the hazard events expected to occur during the facility's anticipated lifespan, in accordance with the Coastal Resilience Advisory Committee's recommendation to the Select Board for coastal resilience.

Goal 6: Collaborate with the Nantucket Public School Districts to integrate the Open Space and Recreation Plan to incorporate an increase to recreational uses outside the active school hours as it relates to providing additional assets and recreational programming opportunities for the growing population of Nantucket, with the understanding that there must first be a resolution to the synthetic field debate.

OBJECTIVES

- Explore opportunities for integration for the town recreation school field and facility master planning efforts.
- Study field scheduling practices and consider a system that integrates on-line access.
- Hold bi-monthly or quarterly meetings between stakeholders and others involved with field operations and sport programming discuss needs and opportunities.

SECTION 9 | SEVEN-YEAR ACTION PLAN

An action plan is a compilation of recommended strategies that advance the goals and objectives. They are prioritized by time (suggested calendar years are identified) and organized within the framework of the five general, broad reaching goals. The Plan's analysis of needs in section 7, provides a broader discussion of the general findings on which the recommended action steps are based.

Each of the action steps indicates responsible parties, with the lead entity in bold and private partners in italics. A high, medium, or low priority level is assigned to each in consideration of immediacy of need, resources and funding available, and anticipated impact on resources facilities or programs. High priority items would indicate a need to begin (if on-going effort) or complete the action within one to three years, medium priority within three to five years, and lower priority actions would be addressed in five to ten years. Potential funding sources are included where applicable.

The Action Plan Map in Appendix A, illustrates the effects of successful implementation of the Plan's recommendations.

Goal 1: Protect lands of public conservation and recreational interest that support essential wildlife habitat and ecosystems, water quality, flood management, and a variety of both indoor and outdoor recreational activities.

ID	Objective	Actions	Resp. Parties	Time Frame	Potential Funding Source
1.1	Establish the Open Space and Recreation Plan as a working document for guiding actions and tracking progress.	a. Undertake a bi-annual evaluation of land conservation and recreation goals and objectives and adjust as needed. b. Provide an annual status report at Town Meeting.	DNR, ConCom, CS, DMCR, NLB, R&RC, RC	2023	
1.2	Continue collaboration with public and private land conservation organizations (CO) and for land acquisition and protection.	a. Work to protect federal lands. b. Work to transfer ownership of ball diamonds on FAA property (Delta Fields) to the Nantucket Land Bank for permanent protection. c. Maintain and update a list of lands of recreation and conservation interest on a periodic basis and share with COs. d. Attend quarterly meetings of COs. e. Collaborate with COs on the implementation of the projects recommended by the Coastal Resilience Plan Continue to review and improve wetland bylaws. f. Review and improve wellhead protection bylaw.	DNR, ConCom, DMCR, NLB, R&RC, CO	ongoing	PARC, MF, LWF, MET. DWS
1.3	Incorporate provision of public open space and/or recreation	a. Evaluate public open space and recreation needs for various	PLUS, PB. ConCom	ongoing	

	areas in any major redevelopment projects where possible and where obvious public benefit results.	neighborhoods that developments could contribute to.	, DMCR, DNR		
1.4	Continue to expand stewardship to protect resources within protected lands and expand public education efforts to highlight conservation issues and promote an understanding of the uniqueness and fragility of certain Nantucket landscapes and resources.	a. Identify town-owned conservation lands that could be transferred to the NLB. b. Identify opportunities for friends groups to support municipal conservation lands and create a framework for coordination with Con Com and others involved in their management and programming. c. Support water monitoring and protection policies and regulations and update as needed. d. Identify lands threatened by invasive species and create a strategic plan to address sites systematically.	PLUS, NP&EDC, SB ConCom, NLB, DMCR, DNR,CO, FG,	ongoing	CPP*
1.5	Continue and expand public education efforts to highlight conservation issues and promote an understanding of the uniqueness and fragility of certain Nantucket resources.	Continue developing and distributing educational information regarding Best Management Practices for water, habitat and species protection to encourage conservation practices on private lands. Identify opportunities to publicize BMPs occurring on municipal lands and develop pilot projects on municipal lands to highlight conservation measures.	ConCom, DMCR, DNR, PLUS, NPS, CO, FG	ongoing	

Goal 2: Provide and maintain a high-quality inventory of parks and recreation areas and facilities that are safe, attractive, and provide a range of active and passive (informal) recreational opportunities for all residents. Ensure that populations that may be underserved can access a park and open space system that is fair, inclusive, and equitable.

ID	Objective	Actions	Resp. Parties	Time Frame	Potential Funding Source
2.1	Establish the Open Space and Recreation Plan as a working document for guiding actions and tracking progress.	a. Undertake a regular evaluation of park and recreation facility maintenance, management and programming goals and objectives and adjust as needed. b. Provide status report at Town Meeting as part of the annual report.	RC, DPW, CS, DMCR	2023	

2.2	Maintain and expand parks and recreation department, committee, or commission to manage, program, and maintain the town's parks recreation lands and facilities.	a. Clarify roles and responsibilities of each town department involved in the management, programming and maintenance of the town's parks and recreation facilities. b. Provide dedicated park staff for management, operations, and maintenance. c. Institute bi-monthly or quarterly meetings of all staff involved in the management, programming and maintenance of the town's parks and recreation facilities to discuss work they are doing, identify challenges, needs, and opportunities. d. Periodically review existing framework for management and oversight of the town's parks and recreation facilities and make changes to improve coordination and increase effectiveness. e. Revise the inventory of lands of conservation and recreation in Nantucket by ownership, including grants used to acquired properties or completed public projects.	SB, LUS, CS, DPW, MCR, NLB, RC	2021-pres.	
2.3	Ensure the management by the designated entity includes strong coordination with the Schools Department (they own recreation assets), Department of Public Works (they maintain recreation assets) and other public and private entities who make their assets available for public use and enjoyment.	a. Schedule periodic meetings between the three key municipal entities (Schools/Parks/DPW) to advance maintenance, operations, programming, and related protocols to achieve efficiency, maximize shared use opportunities, and deliver a higher level of service and performance to residents.	RC, PS, DPW	ongoing	

2.4	Work with schools and other recreation providers to identify needs, evaluate capacity and seek solutions for the provision of indoor recreation facilities.	a. Participants in the planning process identified the need for: • Support newly stablishes non-profit "Our House" for replacement of facilities for Teen Center activities. • Within 24 months appoint a working group to explore indoor recreational space.	SB, NP&EDC, CS, AL, RS, LB	2023-2029	
2.5	Implement recommendations of the 2020 Long-range Transportation Plan and 2013 Island- Wide Trail Plan, and other recent initiatives, to create a connected walking and cycling trail network.	a. Implement recommendations and evaluate opportunities on a regular basis. b. Maintain a project implementation schedule and report on progress at Town Meeting.	PLUS, NP&ED C, DPW, ConCom, NLB, CO, FG	2023-2029	C90, PARC, RTG, TEP
2.6	Identify and act on opportunities for adding new parks and playgrounds to existing and emerging neighborhoods.	a. Identify existing neighborhoods that are underserved by parks and playgrounds and plan to address need. b. Take actions to develop new parks in emerging neighborhoods.	PLUS, PBNP&ED C, PS, AL, CO, FG, RS	2023-2029	CPP, LAND, PARC, LWF, CPA, AL
2.7	Allocate capital improvement funds to begin incremental implementation of the 2020 Parks and Recreation Master Plan.	a. Identify top five priority programs, confirm scope and cost and add to the Town's Capital Improvement Plan. b. Leverage funding from a variety of local, county, state, federal, and nonprofit sources.	RC	2024-2029	CPP, LAND, PARC, LWF, CPA, AL
2.8	Identify ways to expand capacity of existing athletic field space.	a. Coordinate town recreation and school field and facility master planning efforts. b. Evaluate field scheduling practices and consider a system that integrates on-line access. c. Hold bi-monthly or quarterly meetings between AL, RC, DPW, PS and others involved with field operations and sport programming to discuss needs and opportunities.	NRC, PS, CS, RC, AL, RS	ongoing	

2.9	Use just completed assessments of park and playground conditions to identify, budget for, and address maintenance issues.	a. Develop a multi-year budget item for park capital improvements/ maintenance and allocate or increase town funds appropriately. b. Identify town-owned open space and conservation lands that could be transferred to the NLB to reduce town inventory of lands that must be maintained and managed by town revenues and ensure the lands remain public and protected. c. Develop proposals to Increase dedicated seasonal maintenance staff to maintain parks and recreational facilities.	DWP, SB RC, COD, CS, DMCR, NLB, RC, FG	2024	
2.10	Implement improvements at town parks and recreation areas to ensure accessibility to people with a variety of levels of mobility, sense awareness, and mental capacity. Make assets inclusive and multi-generational.	a. Make accessibility for all capabilities a priority when making upgrades and renovations on town recreational facilities.	RC, DPW, COD, RC, FG, RS	2024-2029	LWF, PARC
2.11	Provide specific, language appropriate, outreach to community members that may be underserved or feel disenfranchised. The open space system should provide value to all residents including those who may feel disconnected and unaware of the breath of resources available.	a. Establish a new outreach strategy to inform and welcome hard to reach residents about the available recreation assets and programs.	RC, SB, COD, PS, RS	2026-2029	
2.12	Support not for profit recreation providers to help ensure long-term viability.	a. Extend public water system to serve the Jetties Sailing Center. b. Identify feasible water source for beach area at Polpis Harbor. c. Assess the benefits of providing long term licenses for community boating at program sites. d. Work with NCS to identify alternative program and access site at Polpis Harbor or alternate site suitable for programs for young children.	SBBOS, PB, PO, NCS, NI	2023	CPP, LWF, PARC

		e. Assess feasibility of purchasing a town- owned travel lift to reduce dependence on singular travel lift on island. Work with NI to identify place for off-site workouts.			
2.13	Expand network of public boat launch sites.	a. Explore locating and establish public docks on Tuckernuck and Muskeget Island. f. Explore establishing another public boat launch site and/or improving the existing public boat launch site in the main harbor.	DMCR, PLUS, HM, CO, NLB, SB	20263	CPP, LAND, LWF, PARC, TEP, PAB
2.14	Continue to assess community needs for recreation facilities and programs by updating data from the 2020 Parks and Recreation Master Plan and related documents.	b. Implement the findings of the 2019 Parks and Recreation Master Plan.	SB, CS, DMCR, DNR, DHS, DPW, VS, AL, RS	2024-2029	

Goal 3: Improve access to, connections between, and awareness of public open space and recreation areas, programs, and facilities.

ID	Objective	Actions	Resp. Parties	Time Frame	Potential Funding Source
3.1	Establish the Open Space and Recreation Plan as a working document for guiding actions and tracking progress.	a. Undertake a bi-annual evaluation of access, connectivity and awareness goals and objectives and adjust as needed. b. Provide a status report at Town Meeting.	PLUS, DPW, RC	2023	
3.2	Continue efforts to acquire strategically located land and easements to connect existing open space and recreation lands and the town's network of paths and trails to each other and to neighborhoods, schools, and other activity centers.	a. Continue the One Big Beach program. b. Identify priority parcels and right-of-ways. c. Prioritize safe pedestrian and bike connections from neighborhoods to existing parks. d. Continue and increase collaborative opportunities with public and not-for-profit COs.	PLUS, NP&EDC, NLB, SB, ConCom, DMCR, DNR, AL, CO, FG, RS	ongoing	C90, CPP, LAND, LWF, RH, RTG, TEP

		e. Consider sites for mitigation of development impacts as appropriate.			
3.3	Increase public awareness and use of open space and recreation areas.	a. Improve and increase on-line information and learning opportunities about open space and recreation areas and programs. b. Increase information about public beaches to spread users and minimize overcrowding. c. Increase awareness of the community garden. d. Provide natural educational programs on conservation lands. e. Host community events on public lands including trails. f. Create policies and processes that maximize the use of publicly accessible lands and infrastructure to meet open space and recreation needs.	ConCom, DMCR, DNR, NLB, DPW, NPS, CO, FG, SB	ongoing	EEG
3.4	Improve public access to open space areas for passive (informal) recreation where appropriate, including pathways, overlooks / vistas, bike racks, bridges, walkways and parking.	a. Prioritize costs in the capital plan. b. Apply for grants from appropriate sources.	ConCom, DNR, PLUS, CS, CO, FG, RS	ongoing	CPP, LWF, PARC, RH, RTG, TEP

Goal 4: Preserve the island's sense of place by preserving and managing the physical environment, public access to beaches and resources, protection of environmental health and surface water resources, and connectivity and compatibility of neighborhoods and resources.

ID	Objective	Actions	Resp. Parties	Time Frame	Potential Funding Source
4.1	Establish the Open Space and Recreation Plan as a working document for guiding actions and tracking progress.	a. Undertake a yearly evaluation of sense of place goals and objectives and adjust as needed. b. Provide an annual status report at Town Meeting.	PLUS, NHC, VS	Ongoing	
4.2	Preserve, manage, and expand the island's tree canopy including street trees, shade trees and forests.	a. Continue to evaluate the condition and health of town trees including the American Elm stand. b. Continue to apply for Tree City designation.	TAC, DPW, TW	Ongoing	UCF

		c. Action to increase awareness of the existence of Town Trees and regulations governing them. d. Action to continue to plant new Town Trees, including Elms, in appropriate locations, on both public and private property.			
4.3	Support preservation of historic and scenic roads.	a. Conduct a detailed study identifying resources. b. Support on preserving historic and scenic roads.	PB/HC, PLUS, NP&EDC, R&RC	Ongoing	CPA
4.4	Continue efforts to maintain, improve and expand access to the waterfront.	a. Assess opportunities for public water dependent facilities within new waterfront developments. b. Continue the One Big Beach Program (See 3.2-a).	PLUS, DMCR, NP&EDC, PB, R&RC, CO, FG, RS	Ongoing	CPP, LAND, PARC
4.5	Continue and expand right-of-way efforts, including securing rights-of-way from new developments on the water or abutting other natural resource areas.	a. Obtain easements through negotiations with landowners. b. Identify paper streets that provide access to resources and pursue acquisition.	PLUS, NP&EDC, R&RC, PB, CO, FG, RS	Ongoing	
4.6	Support working farms, farm related businesses and locally based food systems.	a. Create policies that support working farms and sustainable farming. b. Identify funding for potential purchase of farmland in Chapter 61 program. c. Identify town-owned lands farmed within the last 20 years and determine their current viability for farming. d. Assess feasibility of a community (co- operative) kitchen. e. Assess feasibility of a community (co- operative) farm. f. Consider zoning to allow a meat processing facility for locally produced/harvested meats. g. To investigate the feasibility of a public equestrian facility in conjunction with the Land Bank.	AC, SB, PB, PLUS	2022 - 2029	CPP, LAND, MPPF
4.7	Support water-dependent uses, facilities, and programs along the island's waterfronts	a. Support uses/facilities outlined in Nantucket & Madaket Harbor Action Plan and M.G.L. Ch 91 for water dependent uses.	DMCR, SB NP&EDC, PB, HC, CO, FG, RS	ongoing	

		b. Include waterfront access in redevelopment of Wilkes Square area. c. Remove development from Washington Street corridor over time and in other areas where waterfront access opportunities exist or where erosion has impacted land use.			
4.8	Support maintenance and expansion of alternative transportation modes to improve accessibility for all ages and reduce automobile reliance and use.	a. Implement recommendations of the 2020 Transportation Plan. and the Transportation Improvement Program from Nantucket (See 2.3). b. Work with COs to increase and coordinate trail mapping and marking on publicly accessible lands. c. Continue to seek additional ways to improve on-road safety for cyclists, including driver awareness campaigns, and roadside maintenance.	SB, NP&EDC,	ongoing	
4.9	Maintain and improve scenic vistas for public enjoyment.	a. Identify public scenic vistas that may be threatened or compromised and make plan to address. b. Maintain and update list regularly. c. Share list with development review departments.	PLUS,TAC, DPW, HC	ongoing	
4.10	Improve and expand the number of community gathering areas to accommodate the expanding and more diverse population.	a. Include such areas in downtown planning, Mid Island and other centers of commercial activity.	PLUS, DPW	ongoing	LWF, PARC
4.11	Work with private landowners and other interested parties to preserve (through preservation restrictions or other means) historic gardens and landscapes.	a. Identify and prioritize resources.	NHC, HPC, HC	ongoing	MPPF, CPA

Goal 5: Integrate the Open Space and Recreation Plan with other planning initiatives especially as it relates to making assets more resilient and better prepared to withstand the vagaries of a changing climate and sea level rise.

ID	Objective	Actions	Resp. Parties	Time Frame	Potential Funding Source
5.1	As capital projects are pursued, as outlined in the 2020 Parks and Recreation Master Plan 2021, Tom Nevers Multi-use Path Feasibility Study, and other planning initiatives and priorities, ensure that design intentions are in alignment with the The Coastal Resilience Plan 2021, adopted by the Select Board in January, 2022.[100]	a. As the design and permitting stages of a capital project commence, conduct meetings that include the project proponent and town resiliency experts to define goals and objectives. b. Allocate appropriate funding for resiliency measures as part of every capital project. c. Require consultants to possess/retain climate. d. Resiliency expertise.	SB,DPW, RC,PS, PLUS, CRAC	Ongoing	PARC, LAND, LWCF, CPA, Others
5.2	Establish specialized construction detailing and maintenance protocols that recognize and respond to the increasing vagaries of weather that impact the viability and condition of various recreational assets.	a. As design and construction initiatives advance, coordinate work with town resiliency staff members to ensure climate resiliency design standards and protocols are being met.	SB,DPW, RC, PS, PLUS	Ongoing	PARC, LAND, LWCF, CPA, Others
5.3	To be aware of and need to use the NOAA "High" scenario to accommodate current storm surge as well as Sea Level Rise in their decisions, deliberations and planning.	a. At every project kick- off meeting, review the project site as it relates to climate change and sea level rise and identify the longevity of all intended improvements.	SB, DPW, RC, PS, PLUS	Ongoing	PARC LAND LWCF CPA Other
5.4	Support informational and educational initiatives to increase public awareness of climate change impacts and responses.	a. Where possible, monitor progress toward benchmarks of Nantucket's 2021 Coastal Resilience Plan and 2019 Hazard Mitigation Plan, and 2019 Community.	NEC, NEO, PLUS, NP&ED C, DMCR, DNR	Ongoing	EEG

[100] The Coastal Resilience Advisory Committee, https://www.nantucket-ma.gov/DocumentCenter/View/37296/Coastal-Resilience-Advisory-Committee-Recommendation-to-Select-Board-PDF

5.5	Design infrastructure improvements, where those investments may be jeopardized by sea level rise and climate change phenomena, to be resilient or adaptable to the hazard events expected to occur during the facility's anticipated lifespan, in accordance with the Coastal Resilience Advisory Committee's recommendation to the Select Board for coastal resilience.	a. At every project kick- off meeting, review potential design infrastructure improvements.	SB, DPW, RC, PS, PLUS	Ongoing	PARC LAND LWCF CPA Other

Goal 6: Collaborate with the Nantucket Public School Districts to integrate the Open Space and Recreation Plan to incorporate an increase to recreational uses outside the active school hours as it relates to providing additional assets and recreational programming opportunities for the growing population of Nantucket, with the understanding that there must first be a resolution to the synthetic field debate.

ID	Objective	Actions	Resp. Parties	Time Frame	Potential Funding Source
6.1	Explore opportunities for integration for the town recreation school field and facility master planning efforts.	a. As the planning capital projects commence, conduct meetings that include the project proponent from both the town and the schools.	DPW, RC PS	Ongoing	PARC, LAND, LWCF, CPA, Others
6.2	Explore opportunities for integration for the town recreation school field and facility master planning efforts.	b. Invest in an online programming and scheduling software that is accessible to both the public users and the public schools.	DPW, RC, PS	Ongoing	PARC, LAND, LWCF, CPA, Others
6.3	Hold bi-monthly or quarterly meetings between stakeholders and others involved with field operations and sport programming discuss needs and opportunities.	b. At every project kick- off meeting, review the projects program objectives as it relates to townwide programming activities that coincide with both school and recreational needs and identify the longevity of all intended improvements.	PS, DPW, RC,	Ongoing	PARC LAND LWCF CPA Other

ABBREVIATIONS

AGENCIES /GROUPS

AC – Nantucket Agricultural Commission
AL – Athletic leagues or sports groups (e.g., Nantucket Student Soccer Association, Nantucket Little League)
ConCom – Conservation Commission
CO – Conservation Organizations
COD – Commission on Disability
CRAC– Coastal Resilience Advisory Commitee
CS – Community Schools
DCR – Department of Conservation and Recreation
DHS – Nantucket Department of Human Services
DPW – Nantucket Department of Public Works
FG – Friends of park groups/neighborhood parks associations
HM – Nantucket Harbor Master
DMCR – Department of Marine & Coastal Resources
NCS – Nantucket Community Sailing
NEC - Nantucket Energy Committee
NEO – Nantucket Energy Office
NHC – Nantucket Historical Commission
NI – Nantucket Ice
NLB – Nantucket Land Bank
NLC – Nantucket Land Council
DNR – Department of Natural Resources
NP&EDC – Nantucket Planning & Economic Development Commission
PB – Nantucket Planning Board
PLUS – Nantucket Planning & Land Use Services
PS – Nantucket Public Schools
R&RC – Roads and Right-of-Ways Committee
RC – Nantucket Recreation Commission
RS – Recreation Service Providers (Boys and Girls Club, Strong Wings, YMCA, etc.)
SB – Select Board
SN – Sustainable Nantucket
TAC – Nantucket Tree Advisory Committee
TW – Tree Warden
VS – Visitor Services
WW – Wanacomet Water
TA - Town Administration

FUNDING SOURCE

AEEP – Agricultural Environmental Enhancement Program
C90 – Chapter 90 Local Aid
CPP - Conservation Partnership Program
CPA – Community Preservation Act
DWS – Drinking Water Supply Protection Grant Program
EEG – Environmental Education Grants
LAND – Local Acquisitions for Natural Diversity grants
LIP – Landowner Incentive Program grants
LWF – Land and Water Conservation Fund
MET – Massachusetts Environmental Trust General Grants
MPPF – Massachusetts Preservation Projects Fund
PAB – Public Access Board
PARC – Parkland Acquisitions and Renovations for Communities grants
RH – Rivers and Harbors Grant Program
RTG – Recreational Trails Grants
TEP – Transportation Enhancement Program
UCF – Urban and Community Forestry Challenge Grants

SECTION 10 | PUBLIC COMMENTS

The draft Open Space and Recreation Plan was submitted to the following departments, boards, committees, and agencies in November 2022.

- Select Board
- Planning Board
- Planning and Land Use Services
- Planning and Economic Development Commission
- Roads and Rights-of-Way Committee
- Marine and Coastal Resources
- Department of Public Works
- Parks and Recreation Commission
- Conservation Commission
- Commission on Disability
- Nantucket Island Land Bank
- Board of Health
- Board of Appeals
- Mass Audubon
- Nantucket Conservation Foundation
- Nantucket Land Council
- Sconset Trust
- The Linda Loring Nature Foundation
- The Nature Conservancy
- Trustees of Reservation

Suggested plan improvements were incorporated into the final plan.

Letters of support follow:

- Distribute draft to Planning Board, chief elected official, Conservation Commission and Regional Planning Agency.
- Letters of review from each must be included in final plan submitted to DCS.
- Letters of review fr.om boards of health, appeals and recreation and others are desirable.
- Consider distributing to major land-owning agencies.
- Submit a dated distribution list and any comments received.

SECTION 11 | REFERENCES

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APPENDICES

- Appendix A: Maps
- Appendix B: Public Meetings Sign in Sheets
- Appendix C: Site Assessment Report
- Appendix D: Online Public Survey Results
- Appendix E: ADA Access Self-Assessment
- Appendix F: Comment Letters
- Appendix G: Additional Information

Agenda Item Summary

Agenda Item #	XI. 2.
Date	6/28/2023

Staff

Erika Mooney, Operations Administrator

Subject

Takings by Eminent Domain of Perpetual Water Easements or Other Interests in Real Estate for the Purpose of Improving the Town's Water System and Providing Clean Water and to Construct, Inspect, Repair, Renew, Replace, Operate and Forever Maintain Water Lines and Mains with Any Manholes, Pipes, Conduits and Other Equipment and Appurtenances Thereto, In, Through, Under and Across the Private Ways Identified as Skyline Drive, Webster Road, and Portions of Monohansett Road and Okorwaw Avenue, as Shown on Plans of Land Entitled "Water Easement Plan, Monohansett Road and Okorwaw Avenue, Nantucket, MA, Nantucket County," Prepared by Greenman-Pedersen, Inc., "Water Easement Plan, Webster Road, Nantucket, Nantucket County," Prepared by Greenman-Pedersen, Inc., and "Water Easement Plan Skyline Drive, Nantucket, MA, Nantucket County," Prepared by Greenman-Pedersen, Inc., and "Water Easement Plan, Skyline Drive, Nantucket, Massachusetts," Prepared by Merrill Engineers and Land Surveyors, Copies of Which are on File with the Town Clerk's Office, Pursuant to MGL Chapter 79 and Vote on Article 96 of 2023 Annual Town Meeting.

Executive Summary

The proposed takings of water easements are part of the SRF Water Main Expansion Project along Monohansett Rd, Okorwaw Ave, Lovers Ln, Nobadeer Way, Skyline Dr and Webster Rd. The Town had attempted to get voluntary easements from the owners along the private roadways within this project but issues arose and it was decided to do a taking of water main easements to ensure the project can move forward as planned. The easements were approved by a vote on Article 96 of the 2023 Annual Town Meeting.

Staff Recommendation

Proceed with the water easement takings by Eminent Domain. Town Counsel has prepared and reviewed the documents.

Background/Discussion

N/A

Impact: Environmental ☐ Fiscal ☐ Community☒ Other☐

Provides access to the public water supply to area residents.

Board/Commission Recommendation

N/A

Public Outreach

Acquisition of easements was approved at 2023 Annual Town Meeting. The public hearing was advertised for two weeks. A notice of the takings will be sent to property owners and mortgagees of record one the taking documents and plans have gone on record at the Registry of Deeds.

Connection to Existing Applicable Plan (i.e., Strategic Plan, Master Plan, etc.)

N/A

Attachments

- Order of Taking for water easement on Webster Rd; Webster Rd water easement plan
- Order of Taking for water easement on Monohansett Rd and Okorwaw Ave; Monohansett Rd and Okorwaw Ave water easement plan
- Order of Taking for water easement on Skyline Dr; Skyline Dr water easement plans

COMMONWEALTH OF MASSACHUSETTS
TOWN OF NANTUCKET

ORDER OF TAKING

At a regularly convened meeting of the Select Board of the Town of Nantucket, held this _____ day of _____, 2023, it was voted and ordered:

The Select Board of the Town of Nantucket, by virtue of and in accordance with the authority of the provisions of G.L. c.40, § 39B G.L. c. 79, and pursuant to the vote of Article 96 of the 2023 Annual Town Meeting, a certified copy of which is attached hereto, and any and every other power and authority that is hereunto in any way enabling, hereby takes, on behalf of the Town, for the purpose of improving the Town's water system and providing clean water, a permanent easement over, in, under, along, and through portions of the private way known as "Webster Road"(together, the "Easement Premises"), the locations of which are approximately shown as "Webster Road" containing 37,879± square feet on a plan entitled "Water Easement Plan Webster Road, Nantucket, MA, Nantucket County," dated November 10, 2022, prepared by Greenman-Pedersen, Inc. recorded with Nantucket County Registry of Deeds as Plan No. 2023-_____ .

Said easements are taken for the purposes of surveying, constructing, reconstructing, inspecting, installing, maintaining, repairing, replacing, removing, and forever operating water lines and mains with any manholes, pipes, conduits and other equipment and appurtenances thereto, and to do all other acts incidental thereto, subject to the condition that upon completion of the Town's exercise of said easements, the Town shall restore such surface to its original condition, or as close to its original condition, as is reasonably practicable.

The Town shall have the right of entry upon and passage over said Easement Premises from time to time for all purposes of this easement, but not for the purposes of a general right of public access. The Town shall have the right to pass and re-pass over the Easement Premises by foot and motor vehicle, including heavy equipment, from time to time and all times, for the purposes set forth above and uses incidental thereto.

The easement taken herein do not include the taking of structures presently situated within the Easement Premises, but do include the right of the Town to remove such structures whenever their removal shall be required for said easement purposes, and further includes trees and shrubs located within the Easement Premises, if any. The Town does not by this Order take any interest in existing easements, if any, affecting said private ways.

The taking does not include any other utilities, including, without limitation, electric, telephone, cable television and gas utilities, located within the Easement Premises.

The parcels of land subject to the aforesaid easement are owned or supposed to be owned and/or formerly owned by the parties listed in Exhibit A, attached hereto and incorporated herein, which parties are hereinafter collectively referred to as Owners. If in any instance the name of any Owner is not correctly stated, the names of the supposed Owner being given as of

this Order of Taking, it is understood that in such instance said parcel of land is owned by an Owner or Owners unknown to us.

The Select Board hereby determines that no damages were sustained by all other parties with rights in the easements taken as set forth on Exhibit A, all in accordance with the provisions of G.L. Chapter 79, Section 6, as amended, and award no damages in accordance with this determination. No betterments are to be assessed under this taking.

Signature Page to Follow

IN WITNESS WHEREOF, we, the duly elected and qualified Select Board of the Town of Nantucket, have hereunto set our hands and seals on this _____ day of _____, 2023.

TOWN OF NANTUCKET,
BY ITS SELECT BOARD

_____
Dawn E. Hill Holdgate

_____
Brooke Mohr

_____
Matthew G. Fee

_____
Thomas M. Dixon

_____
Malcolm W. MacNab

COMMONWEALTH OF MASSACHUSETTS

Nantucket ss.

On this _____ day of _____, 2023, before me, the undersigned notary public, personally appeared Dawn E. Hill Holdgate, Brooke Mohr, Matthew G. Fee, Thomas M. Dixon and Malcolm W. MacNab, Members of the Select Board of the Town of Nantucket, as aforesaid, proved to me through satisfactory evidence of identification, which was personal knowledge of the undersigned, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose as the free act and deed of the Select Board of the Town of Nantucket.

_____
Notary Public
My Commission Expires:

8699NANT19706/0007

EXHIBIT A – LIST OF OWNERS

Property Owner: Andrew J. Mulcahy
Property Address: 1 Webster Road, Nantucket, MA 02554
Interest Taken: Permanent water easement
Title Reference: Book 1746, Page 232 recorded with Nantucket County Registry of Deeds

Property Owner: John L. Halliwell, Trustee of the John L. Halliwell Revocable Trust-1993 u/d/t dated December 23, 1993, as amended and restated December 15, 2006, as evidenced by Trustee's Certificate dated August 15, 2017 recorded with said Deeds in Book 1604, Page 150
Property Address: 2 Webster Road, Nantucket, MA 02554
Interest Taken: Permanent water easement
Title Reference: Book 1604, Page 152 recorded with Nantucket County Registry of Deeds

Property Owner: Leanne A. Baker
Property Address: 3 Webster Road, Nantucket, MA 02554
Interest Taken: Permanent water easement
Title Reference: Book 637, Page 129 recorded with said Deeds

Property Owner: Judith C. Brownell
Property Address: 4 Webster Road, Nantucket, MA 022554
Interest Taken: Permanent water easement
Title Reference: Book 328, Page 278 recorded with said Deeds

Property Owner: Donna Marie Quinn
Property Address: 71 Skyline Drive, Nantucket, MA 02554
Interest Taken: Permanent water easement
Title Reference: Book 493, Page 230 recorded with said Deeds

NANTUCKET REGISTRY OF DEEDS

DATE: _____

TIME: _____

PLAN NO. _____

_____

ATTEST: REGISTER

N

N73°58'41"W
0.24'

N 92225.8029
E 1758131.3216

DETAIL 1
NOT TO SCALE

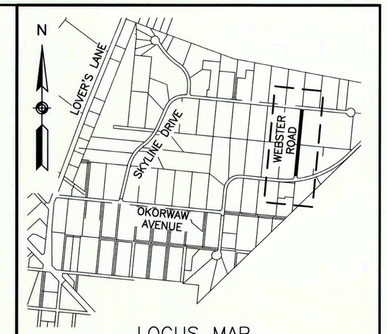
I CERTIFY THAT THE PROPERTY LINES SHOWN HEREON ARE THOSE DIVIDING EXISTING OWNERSHIP, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

COMMONWEALTH OF MASSACHUSETTS
JEFFREY P. BRADFORD NO. 41862
PROFESSIONAL LAND SURVEYOR

5/24/2023
DATE

JEFFREY P. BRADFORD, PLS #41862



LOCUS MAP
SCALE: 1"=1000'

N/F JORDAN H. DORAN, TRUSTEE
PARCEL C-1
DEED BK: 1329 PG: 99
PLAN FILE: 2011-21

EASEMENT LINE

N/F
JORDAN H. DORAN, TRUSTEE
PARCEL D
DEED Bk: 1329 Pg: 99
PLAN File: 2011-21

EASEMENT LINE

PARCEL E
DEED
BK: 1281
PG: 129
PLAN FILE:
2011-21

#21 MONOHANSETT ROAD MAP 79
PARCEL 147
N/F DAVID P. MACKAY AND ANNE M.
PHANEUF, TRUSTEES OF
MACKAY/PHANEUF FAMILY TRUST-2018
DEED BK: 1655 PG: 103

EASEMENT LINE

MONOHANSETT ROAD

#2 WEBSTER ROAD
MAP 79 PARCEL 146
N/F
JOHN L. HALLIWELL, TRUSTEE OF
THE JOHN L. HALLIWELL
REVOCABLE TRUST-1993
DEED Bk:1604 Pg:152
PLAN File:11-A
LOT 32 ON PLAN D

4 WEBSTER ROAD
N/F
JUDITH C. BROWNELL
DEED Bk:328 Pg:278
PLAN File:11-A
LOT 47

SKYLINE DRIVE
(PRIVATE - 40' WIDE)

AREA ABOUT 37,879 S.F.

R=25.00'
L=39.27'

440.26'

S84°30'45"E
40.00'

WEBSTER ROAD
(PRIVATE - 40' WIDE)

915.26' (TOTAL)

S5°29'15"W

915.26' (TOTAL)

N5°29'15"E

475.01'

W=30.45'
N=30.00'

440.26'

CBDH (FND)
SEE DETAIL

R=25.00'
L=39.27'

(MARCH 17, 2015 COUNTY LAYOUT)
(40' WIDE)

#31 MONOHANSETT ROAD
MAP 79 PARCEL 62
N/F
RICHARD L. SHEEHAN and
MARY HUBER
DEED Bk:564 Pg:327
PLAN File:11-A
LOT 25 ON PLAN D

3 WEBSTER ROAD
MAP 79 PARCEL 111
N/F
LEANNE A. BAKER
DEED Bk:637 Pg:129
PLAN File:11-A
LOT 34 ON PLAN D

71 SKYLINE DRIVE
N/F
DONNA MARIE QUINN
DEED Bk:493 Pg:230
PLAN File:11-A
LOT 47

THIS PLAN IS NOT A VERIFICATION AS TO THE TITLE OR OWNERSHIP OF THE PROPERTIES SHOWN HEREON.

PREPARED FOR:
TOWN OF NANTUCKET
16 BROAD STREET
NANTUCKET, MA 02554

NO.	DATE	DESCRIPTION	BY

0 50 100 150 200
SCALE: 1" = 50'

GPI Engineering Design Planning Construction Management
978.570.2999 GPINET.COM
Greenman-Pedersen, Inc.
181 Ballardvale Street, Suite 202
Wilmington, MA 01887

WATER EASEMENT PLAN
WEBSTER ROAD
NANTUCKET, MA
NANTUCKET COUNTY

1" = 50 FT. NOVEMBER 10, 2022

DRAWN BY: DZM
APPROVED BY: JPB

SHEET 1 OF 1 MAX-2015119.01

15119.01_RW_SRF WATER EASEMENT.DWG Plotted on 24-May-2023 11:32 AM

COMMONWEALTH OF MASSACHUSETTS
TOWN OF NANTUCKET

ORDER OF TAKING

At a regularly convened meeting of the Select Board of the Town of Nantucket, held this _____ day of _____, 2023, it was voted and ordered:

The Select Board of the Town of Nantucket, by virtue of and in accordance with the authority of the provisions of G.L. c.40, § 39B G.L. c. 79, and pursuant to the vote of Article 96 of the 2023 Annual Town Meeting, a certified copy of which is attached hereto, and any and every other power and authority that is hereunto in any way enabling, hereby takes, on behalf of the Town, for the purpose of improving the Town's water system and providing clean water, a permanent easement over, in, under, along, and through portions of the private ways known as "Monohansett Road" and "Okorwaw Avenue"(together, the "Easement Premises"), the locations of which are approximately shown as "Monohansett Road" containing 34,702 ± square feet and "Okorwaw Avenue" containing 34,128± square feet on a plan entitled "Water Easement Plan, Monohansett Road and Okorwaw Avenue, Nantucket, MA., Nantucket County," dated November 10, 2022, prepared by Greenman-Pedersen, Inc. recorded with Nantucket County Registry of Deeds as Plan No. 2023-_____.

Said easements are taken for the purposes of surveying, constructing, reconstructing, inspecting, installing, maintaining, repairing, replacing, removing, and forever operating water lines and mains with any manholes, pipes, conduits and other equipment and appurtenances thereto, and to do all other acts incidental thereto, subject to the condition that upon completion of the Town's exercise of said easements, the Town shall restore such surface to its original condition, or as close to its original condition, as is reasonably practicable.

The Town shall have the right of entry upon and passage over said Easement Premises from time to time for all purposes of this easement, but not for the purposes of a general right of public access. The Town shall have the right to pass and re-pass over the Easement Premises by foot and motor vehicle, including heavy equipment, from time to time and all times, for the purposes set forth above and uses incidental thereto.

The easement taken herein do not include the taking of structures presently situated within the Easement Premises, but do include the right of the Town to remove such structures whenever their removal shall be required for said easement purposes, and further includes trees and shrubs located within the Easement Premises, if any. The Town does not by this Order take any interest in existing easements, if any, affecting said private ways.

The taking does not include any other utilities, including, without limitation, electric, telephone, cable television and gas utilities, located within the Easement Premises.

The parcels of land subject to the aforesaid easement are owned or supposed to be owned and/or formerly owned by the parties listed in Exhibit A, attached hereto and incorporated herein, which parties are hereinafter collectively referred to as Owners. If in any instance the

name of any Owner is not correctly stated, the names of the supposed Owner being given as of this Order of Taking, it is understood that in such instance said parcel of land is owned by an Owner or Owners unknown to us.

The Select Board hereby determines that no damages were sustained by all other parties with rights in the easements taken as set forth on Exhibit A, all in accordance with the provisions of G.L. Chapter 79, Section 6, as amended, and award no damages in accordance with this determination. No betterments are to be assessed under this taking.

Signature Page to Follow

IN WITNESS WHEREOF, we, the duly elected and qualified Select Board of the Town of Nantucket, have hereunto set our hands and seals on this _____ day of _____, 2023.

TOWN OF NANTUCKET,
BY ITS SELECT BOARD

_____
Dawn E. Hill Holdgate

_____
Brooke Mohr

_____
Matthew G. Fee

_____
Thomas M. Dixon

_____
Malcolm W. MacNab

COMMONWEALTH OF MASSACHUSETTS

Nantucket ss.

On this _____ day of _____, 2023, before me, the undersigned notary public, personally appeared Dawn E. Hill Holdgate, Brooke Mohr, Matthew G. Fee, Thomas M. Dixon and Malcolm W. MacNab, Members of the Select Board of the Town of Nantucket, as aforesaid, proved to me through satisfactory evidence of identification, which was personal knowledge of the undersigned, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose as the free act and deed of the Select Board of the Town of Nantucket.

_____
Notary Public
My Commission Expires:

869979NANT19706/0007

EXHIBIT A – LIST OF OWNERS

Property Owner: Ryan Duddy and Erica D. Duddy
Property Address: 1B, Monohansett Road, Nantucket, MA 02554
Interest Taken: Permanent water easement
Title Reference: Book 1601, Page 23 recorded with Nantucket County Registry of Deeds

Property Owner: Carl C. Clarke and Barbara Clarke
Property Address: 1A Monohansett Road, Nantucket, MA 02554
Interest Taken: Permanent water easement
Title Reference: Book 1600, Page 237

Property Owner: Monohansett Owners Association Trust u/d/t dated 29, 2017 recorded with said Deeds in Book 1600, Page 302
Property Address: Lot C, Monohansett Road, Nantucket, MA 02554 as shown on Plan No. 2017-77 recorded with said Deeds
Interest Taken: Permanent water easement
Title Reference: Book 1600, Page 332 recorded with said Deeds

Property Owner: Robert E. Scott and Elizabeth S. Scott
Property Address: 2 Monohansett Road, Nantucket, MA 022554
Interest Taken: Permanent water easement
Title Reference: Book 592, Page 253 recorded with said Deeds

Property Owner: Timothy B. Clepper
Property Address: 1 Waterview Drive, Nantucket, MA 02554
Interest Taken: Permanent water easement
Title Reference: Book 1783, Page 164 recorded with said Deeds

Property Owner: Tanawut Attapreyangkul and Chutuit Attapreyangkul
Property Address: 3 Monohansett Road, Nantucket, MA 02554
Interest Taken: Permanent water easement
Title Reference: Book 1355, Page 134 recorded with said Deeds

Property Owner: Scott Dinesen and Christine Dinesen
Property Address: 5 Monohansett Road, Nantucket, MA 02554
Interest Taken: Permanent water easement
Title Reference: Book 1778, Page 49 recorded with said Deeds

Property Owner: Robert A. Larrabee and Elizabeth Larrabee
Property Address: 41 Okorwaw Avenue, Nantucket, MA 02554
Interest Taken: Permanent water easement
Title Reference: Book 195, Page 187 recorded with said Deeds

Property Owner: Sharon L. Jones
Property Address: 7 Monohansett Road, Nantucket, MA 02554
Interest Taken: Permanent water easement
Title Reference: Book 1861, Page 156 recorded with said Deeds

Property Owner: NHA Properties, Inc.
Property Address: 46 Okorwaw Avenue, Nantucket, MA 02554
Interest Taken: Permanent water easement
Title Reference: Book 987, Page 42 recorded with said Deeds

Property Owner: Town of Nantucket
Property Address: 47 Okorwaw Avenue, Nantucket, MA 02554
Interest Taken: Permanent water easement
Title Reference: Book 311, Page 40 recorded with said Deeds

Property Owner: NHA Properties, Inc.
Property Address: 49 Okorwaw Avenue, Nantucket, MA 02554
Interest Taken: Permanent water easement
Title Reference: Book 671, Page 59 recorded with said Deeds

Property Owner: Arthur I. Reade, Jr. Trustee of 15 Monohansett Realty Trust u/d/t dated December 7, 2022, recorded with said Deeds in Book 1923, Page 193
Property Address: 15 Monohansett Road, Nantucket, MA 02554
Interest Taken: Permanent water easement
Title Reference: Book 1923, 199 recorded with said Deeds

Property Owner: 51 Okorwaw, LLC
Property Address: 51 Okorwaw Avenue, Nantucket, MA 02554
Interest Taken: Permanent water easement
Title Reference: Book 1718, Page 69 recorded with said Deeds

Property Owner: Peter J. MacKay and Alison R. MacKay, Trustees of the MacKay Family Trust-2006 u/d/t June 30, 2006, for which a Trust Certificate pursuant to G.L. c. 184, sec. 35 is registered as Document No. 168150 with the Nantucket Registry District of the Land Court for a one-half interest in 25 Monohansett Road; and Anne M. Phaneuf and David P. MacKay, Trustees of the MacKay/Phaneuf Family Trust-2018,u/d/t July 11, 2018, for which a Trustee Certificate pursuant to G.L. c. 184, sec. 35 is registered with said Registry District of the Land Court as Document No. 159027 for a one-half interest
Property Address: 25 Monohansett Road, Nantucket, MA 02554
Interest Taken: Permanent water easement
Title Reference: Certificate of Title No. 28127 filed with said Registry District of the Land Court

NANTUCKET REGISTRY OF DEEDS

DATE: _____

TIME: _____

PLAN NO. _____

_____

ATTEST: REGISTER

N

1A MONOHANSETT RD
MAP 79 PARCEL 115-3
N/F
CARL C. CLARKE AND
BARBARA CLARKE
DEED Bk:1600 Pg:337
PB 2017-77

2 MONOHANSETT RD
MAP 79 PARCEL 116
N/F
ROBERT E. SCOTT
AND ELIZABETH S. SCOTT
DEED Bk:592 Pg:253
PB 11-A

1 MONOHANSETT RD
MAP 79 PARCEL 150-1
N/F
DUDDY RYAN A & ERICA D
DEED Bk:1601 Pg:23
PB 2017-77

1 WATERVIEW DR
MAP 79 PARCEL 150-1
N/F
TIMOTHY B. CLEPPER
DEED Bk:1783 Pg:164
PB 2017-53

L=76.95'
L=71.09'
R=60.00'
L=126.69' (TOTAL)
R=60.00'
L=209.91' (TOTAL)
L=55.61'
L=102.98'
R=25.00'
L=37.80'
(TOTAL)

1R MONOHANSETT RD
MAP 79 PARCEL 150-1
N/F
NHA PROPERTIES INC
DEED Bk:1697 Pg:74
PB 2012-40

R=25.00'
L=16.33'
28.46'

PATH EASEMENT
PL 2012-83
30.00'

POCOMO AVENUE
(PAPER - 40' WIDE)

L=14.61'
L=23.13'
20.00'

3 MONOHANSETT RD
MAP 79 PARCEL 150-1
N/F
TANAWUT ATTAPREYANGKUL AND
CHUTWIT ATTAPREYANGKUL
DEED Bk:1355 Pg:134

210.00'
528.46' (TOTAL)
475.00' (TOTAL)

AREA ABOUT 34,702 S.F.

N/F HOWARD D. NAIR, TRUSTEE
DEED Bk: 472 Pg: 183
PLAN File: 11-A

N52°29'15"E
S52°29'15"W

47 OKORWAW AV
MAP 79 PARCEL 149
N/F
TOWN OF NANTUCKET
DEED Bk:311 Pg:40

MONOHANSETT ROAD
(PRIVATE - 40' WIDE)
280.00'
455.00'

#41 OKORWAW AVENUE
MAP 79 PARCEL 151
N/F
ROBERT A. LARRABEE and
ELIZABETH LARRABEE
DEED Bk:195 Pg:187
PLAN File:11-A
LOT 14 ON PLAN D

49 OKORWAW AV
MAP 79 PARCEL 114N/F
NHA PROPERTIES INC.
DEED Bk:671 Pg:59
PLAN File:11-A
LOT 24 ON PLAN D

#5 MONOHANSETT ROAD
MAP 79 PARCEL 150
N/F
HARRIS ON MONOHANSETT, LLC
DEED Bk:1630 Pg:67
PLAN File: 2012-40

AREA ABOUT 34,128 S.F.

CBDH (FND)
SEE DETAIL 1

CBDH (FND)
SEE DETAIL 2

R=25.00'
L=39.27'

51 OKORWAW AV
MAP 79 PARCEL 64
N/F
51 OKORWAW LLC
DEED Bk:1718 Pg:69

S45°00'27"W
52.62'

156.12'
200.00'
280.00'
N84°30'45"W
836.12' (TOTAL)
200.00'
N5°29'15"E
40.00'
N84°30'45"W
65.00'

OKORWAW AVENUE
(PRIVATE - 40' WIDE)
S84°30'45"E
870.31' (TOTAL)

OKORWAW AVENUE
(MARCH 17, 2015 COUNTY LAYOUT) (40' WIDE)

150.31'
280.00'
220.00'
220.00'

EASEMENT LINE
EASEMENT LINE
EASEMENT LINE

#25 MONOHANSETT ROAD
MAP 79 PARCEL 112
N/F
DAVID P. MACKAY AND
ANNE M. PHANEUF, TRUSTEES OF
MACKAY/PHANEUF FAMILY TRUST-2018
CERT. #17375
L.C. PLAN 39913-A
LOT 2

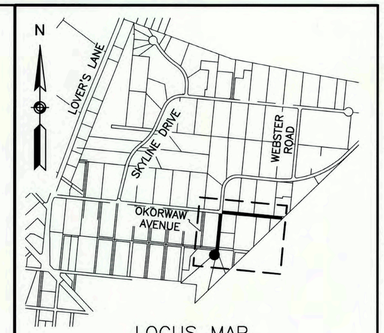
#15 MONOHANSETT ROAD
MAP 79 PARCEL 148
N/F
JORDAN H. DORAN, TR.
DEED Bk:1305 Pg:316
PLAN File:11-A
LOT 24 ON PLAN D

#46 OKORWAW AVENUE
AKA #11 MONOHANSETT ROAD
MAP 79 PARCEL 213
N/F
KATHERINE J. DERAS, LESSEE
DEED Bk:1236 Pg:168
PLAN Bk:2 Pg:61
BLOCK 144 (ALL LOTS)

#7 MONOHANSETT ROAD
MAP 79 PARCEL 172
N/F
S. JONES REALTY TRUST
DEED Bk:1576 Pg:83
PLAN File:11-A
LOT 23 ON PLAN D

MONOHANSETT ROAD
(MARCH 17, 2015 COUNTY LAYOUT) (40' WIDE)

#42 OKORWAW AVENUE
MAP 79 PARCEL 171
N/F
ROBERT D. ORLANDI, TRUSTEE OF THE ROBERT D.
ORLANDI FAMILY TRUST (½ INTEREST) AND
DEBORAH J. DUBUOIS, TRUSTEE OF THE DEBORAH
J. DUBOIS FAMILY TRUST (½ INTEREST)
DEED Bk:1364 Pg:139
PLAN File:11-A
LOT 22 ON PLAN D



LOCUS MAP
SCALE: 1"=1000'

I CERTIFY THAT THE PROPERTY LINES SHOWN HEREON ARE THOSE DIVIDING EXISTING OWNERSHIP, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

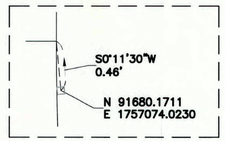
I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

COMMONWEALTH OF MASSACHUSETTS
JEFFREY P. BRADFORD NO. 41862
PROFESSIONAL LAND SURVEYOR

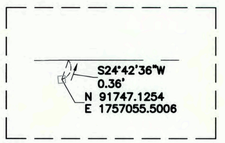
5/24/2023
DATE

JEFFREY P. BRADFORD, PLS #41862

DETAIL 1
NOT TO SCALE



DETAIL 2
NOT TO SCALE



DETAIL 3
NOT TO SCALE

PREPARED FOR:
TOWN OF NANTUCKET
16 BROAD STREET
NANTUCKET, MA 02554

THIS PLAN IS NOT A VERIFICATION AS TO THE TITLE OR OWNERSHIP OF THE PROPERTIES SHOWN HEREON.

NO.	DATE	DESCRIPTION	BY

0 50 100 150 200
SCALE: 1" = 50'

GPI
Engineering
Design
Planning
Construction Management
978.570.2999 GPINET.COM

Greenman-Pedersen, Inc.
181 Ballardvale Street, Suite 202
Wilmington, MA 01887

WATER EASEMENT PLAN
MONOHANSETT ROAD AND OKORWAW AVENUE
NANTUCKET, MA
NANTUCKET COUNTY

1" = 50 FT. NOVEMBER 10, 2022

DRAWN BY: DZM
APPROVED BY: JPB

SHEET 1 OF 1 MAX-2015119.01

15119.01_RW_SRF WATER EASEMENT.DWG Plotted on 24-May-2023 11:30 AM

COMMONWEALTH OF MASSACHUSETTS
TOWN OF NANTUCKET

ORDER OF TAKING

At a regularly convened meeting of the Select Board of the Town of Nantucket, held this _____ day of _____, 2023, it was voted and ordered:

The Select Board of the Town of Nantucket, by virtue of and in accordance with the authority of the provisions of G.L. c.40, § 39B G.L. c. 79, and pursuant to the vote of Article 96 of the 2023 Annual Town Meeting, a certified copy of which is attached hereto, and any and every other power and authority that is hereunto in any way enabling, hereby takes, on behalf of the Town, for the purpose of improving the Town's water system and providing clean water, a permanent easement over, in, under, along, and through portions of the private way known as "Skyline Drive"(together, the "Easement Premises"), the locations of which are approximately shown as "Skyline Drive" on a plan entitled "Water Easement Plan Skyline Drive, Nantucket, MA, Nantucket County," dated November 10, 2022, prepared by Greenman-Pedersen, Inc. recorded with Nantucket County Registry of Deeds as Plan No. 2023-_____ and "Skyline Drive" containing 2.33± acres on a plan entitled "Water Easement Plan Skyline Drive, Nantucket, Massachusetts " prepared by Merrill Engineers and Land Surveyors, dated October 30, 2022 recorded with Nantucket County Registry of Deeds as Plan No. 2023- ____.

Said easements are taken for the purposes of surveying, constructing, reconstructing, inspecting, installing, maintaining, repairing, replacing, removing, and forever operating water lines and mains with any manholes, pipes, conduits and other equipment and appurtenances thereto, and to do all other acts incidental thereto, subject to the condition that upon completion of the Town's exercise of said easements, the Town shall restore such surface to its original condition, or as close to its original condition, as is reasonably practicable.

The Town shall have the right of entry upon and passage over said Easement Premises from time to time for all purposes of this easement, but not for the purposes of a general right of public access. The Town shall have the right to pass and re-pass over the Easement Premises by foot and motor vehicle, including heavy equipment, from time to time and all times, for the purposes set forth above and uses incidental thereto.

The easement taken herein do not include the taking of structures presently situated within the Easement Premises, but do include the right of the Town to remove such structures whenever their removal shall be required for said easement purposes, and further includes trees and shrubs located within the Easement Premises, if any. The Town does not by this Order take any interest in existing easements, if any, affecting said private ways.

The taking does not include any other utilities, including, without limitation, electric, telephone, cable television and gas utilities, located within the Easement Premises.

The parcels of land subject to the aforesaid easement are owned or supposed to be owned and/or formerly owned by the parties listed in Exhibit A, attached hereto and incorporated

herein, which parties are hereinafter collectively referred to as Owners. If in any instance the name of any Owner is not correctly stated, the names of the supposed Owner being given as of this Order of Taking, it is understood that in such instance said parcel of land is owned by an Owner or Owners unknown to us.

The Select Board hereby determines that no damages were sustained by all other parties with rights in the easements taken as set forth on Exhibit A, all in accordance with the provisions of G.L. Chapter 79, Section 6, as amended, and award no damages in accordance with this determination. No betterments are to be assessed under this taking.

Signature Page to Follow

IN WITNESS WHEREOF, we, the duly elected and qualified Select Board of the Town of Nantucket, have hereunto set our hands and seals on this _____ day of _____, 2023.

TOWN OF NANTUCKET,
BY ITS SELECT BOARD

_____
Dawn E. Hill Holdgate

_____
Brooke Mohr

_____
Matthew G. Fee

_____
Thomas M. Dixon

_____
Malcolm W. MacNab

COMMONWEALTH OF MASSACHUSETTS

Nantucket ss.

On this _____ day of _____, 2023, before me, the undersigned notary public, personally appeared Dawn E. Hill Holdgate, Brooke Mohr, Matthew G. Fee, Thomas M. Dixon and Malcolm W. MacNab, Members of the Select Board of the Town of Nantucket, as aforesaid, proved to me through satisfactory evidence of identification, which was personal knowledge of the undersigned, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose as the free act and deed of the Select Board of the Town of Nantucket.

_____
Notary Public
My Commission Expires:

869705NANT19706/0007

EXHIBIT A – LIST OF OWNERS

Property Owner: Timothy P. Vieth and Jill S. Vieth
Property Address: 12 Okorwaw Avenue, Nantucket, MA 02554
Interest Taken: Permanent water easement
Title Reference: Book 1517, Page 126 recorded with Nantucket County Registry of Deeds

Property Owner: Suzanne M. Daub, Trustee of Suzanne M. Daub Revocable Trust-2020 dated March 17, 2020, as evidenced by Trustee's Certificate dated March 17, 2020, recorded with said Deeds in Book 1785, Page 308
Property Address: 1 Skyline Drive, Nantucket, MA 02554
Interest Taken: Permanent water easement
Title Reference: Book 1785, Page 305 recorded with said Deeds

Property Owner: 3 Skyline Drive, LLC
Property Address: 3 Skyline Drive, Nantucket, MA 022554
Interest Taken: Permanent water easement
Title Reference: Book 1837, Page 252 recorded with said Deeds

Property Owner: Skyline Dr., LLC
Property Address: 4 Skyline Drive, Nantucket, MA 02554
Interest Taken: Permanent water easement
Title Reference: Book 1675, Page 243 recorded with said Deeds

Property Owner: Skyline Farm LLC
Property Address: 5 Skyline Drive, Nantucket, MA 02554
Interest Taken: Permanent water easement
Title Reference: Book 1866, Page 15 recorded with said Deeds

Property Owner: Mary D. Malavase
Property Address: 6 Skyline Drive, Nantucket, MA 02554
Interest Taken: Permanent water easement
Title Reference: Book 200, Page 210 recorded with said Deeds

Property Owner: Charlene B. Engelhard
Property Address: 6- Skyline Drive, Nantucket, MA 02554
Interest Taken: Permanent water easement
Title Reference: Book 1086, Page 51 recorded with said Deeds

Property Owner: Charlene B. Engelhard
Property Address: 8 Skyline Drive, Nantucket, MA 02554
Interest Taken: Permanent water easement
Title Reference: Book 1086, Page 51 recorded with said Deeds

Property Owner: Susan M. Mitchell and Christopher T. Mitchell
Property Address: 10 Skyline Drive, Nantucket, MA 02554
Interest Taken: Permanent water easement
Title Reference: Book 1837, Page 61 recorded with said Deeds

Property Owner: 10R Skyline LLC
Property Address: 10R Skyline Drive, Nantucket, MA 02554
Interest Taken: Permanent water easement
Title Reference: Book 1481, Page 250 recorded with said Deeds

Property Owner: Peter A. Parent and Kimberly Parent
Property Address: 11 Skyline Drive, Nantucket, MA 02554
Interest Taken: Permanent water easement
Title Reference: Book 1849, Page 111 recorded with said Deeds

Property Owner: Edwin A. Lemberg and Marie E. Lemberg, Co-Trustees of Edwin Lemberg Revocable Trust -2003 u/d/t dated December 22, 2003, evidenced by Certificate of Trust dated June 19, 2018, recorded with said Deeds in Book 1650, Page 103
Property Address: 12 Skyline Drive, Nantucket, MA 02554
Interest Taken: Permanent water easement
Title Reference: Book 1653, Page 1 recorded with said Deeds

Property Owner: Rupert R. Campbell, Trustee, Revocable Trust of Rupert r. Campbell dated March 17, 2016 and Nicole C. Campbell, Trustee, Revocable Trust of Nicole C. Campbell dated March 17, 2016
Property Address: 15 Skyline Drive, Nantucket, MA 02554
Interest Taken: Permanent water easement
Title Reference: Book 1551, Page 308 recorded with said Deeds

Property Owner: Patrick Woodley Hancock and Kristina Marie Hinsley Hancock
Property Address: 21 Skyline Drive, Nantucket, MA 02554
Interest Taken: Permanent water easement
Title Reference: Book 1076, Page 130 recorded with said Deeds

Property Owner: Skyline Road, LLC
Property Address: 6 Woodland Drive, Nantucket, MA 02554
Interest Taken: Permanent water easement
Title Reference: Book 1254, Page 119 recorded with said Deeds

Property Owner: Ackuire LLC
Property Address: 29 Skyline Drive, Nantucket, MA 02554
Interest Taken: Permanent water easement
Title Reference: Book 1642, Page 263 recorded with said Deeds

Property Owner: Paul F. Smith and Theresa M. Smith
Property Address: 30 Skyline Drive, Nantucket, MA 02554
Interest Taken: Permanent water easement
Title Reference: Book 542, Page 46 recorded with said Deeds

Property Owner: Michael J. Becaas and Marina I. Cholaki, Trustees of Skyline/Fitch Realty Trust u/d/t dated June 22, 2008, recorded with said Deeds in Book 1038, Page 297
Property Address: 35 and 35R Skyline Drive, Nantucket, MA 02554
Interest Taken: Permanent water easement
Title Reference: Book 1038, Page 295 and Book 1494, Page 27 recorded with said Deeds

Property Owner: Francis Balester and Susan M. Balester
Property Address: 36 Skyline Drive, Nantucket, MA 02554
Interest Taken: Permanent water easement
Title Reference: Book 522, Page 327 recorded with said Deeds

Property Owner: Joyce Savoca, Trustee of the Joyce A. Savoca Revocable 2000 Trust
Property Address: 41 Skyline Drive, Nantucket, MA 02554
Interest Taken: Permanent water easement
Title Reference: Book 1530, Page 39 recorded with said Deeds.

Property Owner: Sandra Sheehy, Trustee of 42 Skyline Nominee Trust u/d/t dated June 9, 2021, recorded with said Deeds in Book 1850, Page 169
Property Address: 42 Skyline Drive, Nantucket, MA 02554
Interest Taken: Permanent water easement
Title Reference: Book 1850, Page 167 recorded with said Deeds

Property Owner: Clay Street Development, LLC
Property Address: 44 Skyline Drive, Nantucket, MA 02554
Interest Taken: Permanent water easement
Title Reference: Book 1840, Page 990 recorded with said Deeds

Property Owner: Graham M.W. Kilvert, Trustee of the Graham W. Kilvert Revocable Trust-2001 as evidenced by Trustee's Certificate dated May 15, 2001, recorded with said Deeds in Book 1471, Page 190, and Claudia M. Kilvert, Trustee of Claudia M. Kilvert Revocable Trust-2001 as evidenced by Trustee's Certificate dated May 15, 2001, recorded with said Deeds in Book 1471, Page 196
Property Address: 47 Skyline Drive, Nantucket, MA 02554
Interest Taken: Permanent water easement
Title Reference: Book 1471, Page 200 recorded with said Deeds

Property Owner: Ashelee Frederickson
Property Address: 48 Skyline Drive, Nantucket, MA 02554
Interest Taken: Permanent water easement
Title Reference: Book 1611, Page 300 recorded with said Deeds

Property Owner: Jovanilson Prestesdossantos
Property Address: 52 Skyline Drive, Nantucket, MA 02554
Interest Taken: Permanent water easement
Title Reference: Book 1773, Page 96 recorded with said Deeds

Property Owner: Mollie J. Glazer
Property Address: 53 Skyline Drive, Nantucket, MA 02554
Interest Taken: Permanent water easement
Title Reference: Book 1368, Page 156 recorded with said Deeds

Property Owner: Pour La Table LLC
Property Address: 54 Skyline Drive, Nantucket, MA 02554
Interest Taken: Permanent water easement
Title Reference: Book 1883, Page 75 recorded with said Deeds

Property Owner: Robert L. Mooney and Erika D. Mooney
Property Address: 60 Skyline Drive, Nantucket, MA 02554
Interest Taken: Permanent water easement
Title Reference: Book 1477, Page 267 recorded with said Deeds

Property Owner: William P. Davidson and Elizabeth S. Humphrey Davidson
Property Address: 61 Skyline Drive, Nantucket, MA 02554
Interest Taken: Permanent water easement
Title Reference: Book 471, Page 266 recorded with said Deeds

Property Owner: Judith C. Brownell
Property Address: 65 Skyline Drive, Nantucket, MA 02554
Interest Taken: Permanent water easement
Title Reference: Book 328, Page 278 recorded with said Deeds

Property Owner: Raymond P. Conlon and Susan E. Conlon
Property Address: 66 Skyline Drive, Nantucket, MA 02554
Interest Taken: Permanent water easement
Title Reference: Book 387, Page 158 recorded with said Deeds

Property Owner: Donna Marie Quinn
Property Address: 71 Skyline Drive, Nantucket, MA 02554
Interest Taken: Permanent water easement
Title Reference: Book 493, Page 230 recorded with said Deeds

Property Owner: Susan M. Warner
Property Address: 72 Skyline Drive, Nantucket, MA 02554
Interest Taken: Permanent water easement
Title Reference: Book 246, Page 289 recorded with said Deeds

Property Owner: Margaret A. Layton, Trustee of Layton Realty Trust as evidenced by Trustee's Certificate dated September 30, 2005, recorded with said Deeds in Book 1017, Page 16
Property Address: 77 Skyline Drive, Nantucket, MA 02554
Interest Taken: Permanent water easement
Title Reference: Book 1017, Page 14 recorded with said Deeds

Property Owner: Seventy- Eight Condominium Trust u/d/t dated September 15, 2006, recorded with said Deeds in Book 1045, Page 36
Property Address: 78 Skyline Drive, Nantucket, MA 02554
Interest Taken: Permanent water easement
Title Reference: Master Deed recorded with said Deeds in Book 1045, Page 20

Property Owner: Erica L. Kiley
Property Address: 78A Skyline Drive, Unit 1, Nantucket, MA 02554
Interest Taken: Permanent water easement
Title Reference: Book 1852, Page 10 recorded with said Deeds

Property Owner: Raymond Symer and Kimberly Symer
Property Address: 78B Skyline Drive, Unit 2, Nantucket, MA 02554
Interest Taken: Permanent water easement
Title Reference: Book 1045, Page 107 recorded with said Deeds

Property Owner: Jay G. Trubee and June M. Trubee, Trustees of Trubee 1994 Family Trust u/d/t dated November 7, 1994, recorded with said Deeds in Book 492, Page 288
Property Address: 83 Skyline Drive, Nantucket, MA 02554
Interest Taken: Permanent water easement
Title Reference: Book 492, Page 312 recorded with said Deeds

Property Owners: Robert H. Von Kampen and Cynthia C. Von Kampen
Property Address: 84 Skyline Drive, Nantucket, MA 02554
Interest Taken: Permanent water easement
Title Reference: Book 310, Page 85 recorded with said Deeds
Property Owner: The Eighty- Seven Skyline Drive Condominium Association, by its Board of Managers
Property Address: 87 Skyline Drive, Nantucket, MA 02554
Interest Taken: Permanent water easement
Title Reference: Master Deed recorded with said Deeds in Book 1172, Page 332

Property Owner: Meredith H. Lepore and Matthew R. Peel
Property Address: 87A Skyline Drive, Unit 1, Nantucket, MA 02554
Interest Taken: Permanent water easement
Title Reference: Book 1693, Page 8 recorded with said Deeds

Property Owner: Iglesia Faro De Luz En Nantucket, Inc.
Property Address: 90 Skyline Drive, Nantucket, MA 02554
Interest Taken: Permanent water easement
Title Reference: Book 1725, Page 112 recorded with said Deeds

.
869705NANT19706/0007

NANTUCKET REGISTRY OF DEEDS

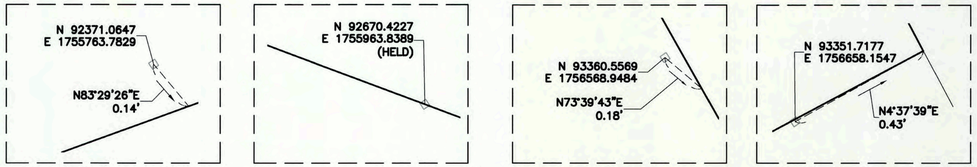
DATE: _____

TIME: _____

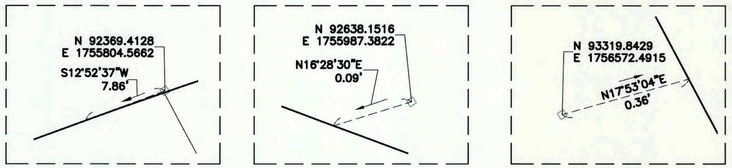
PLAN NO. _____

_____

ATTEST: REGISTER



DETAIL 1 NOT TO SCALE | DETAIL 2 NOT TO SCALE | DETAIL 3 NOT TO SCALE | DETAIL 4 NOT TO SCALE



DETAIL 5 NOT TO SCALE | DETAIL 6 NOT TO SCALE | DETAIL 7 NOT TO SCALE

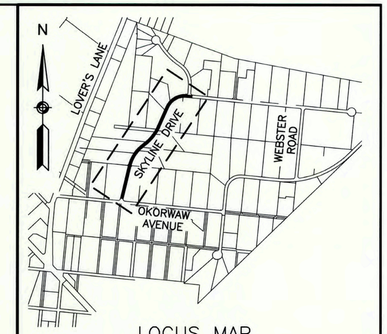
I CERTIFY THAT THE PROPERTY LINES SHOWN HEREON ARE THOSE DIVIDING EXISTING OWNERSHIP, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

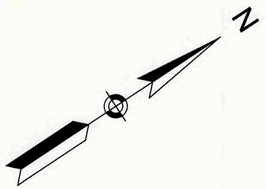
COMMONWEALTH OF MASSACHUSETTS
JEFFREY P. BRADFORD NO. 41862
PROFESSIONAL LAND SURVEYOR

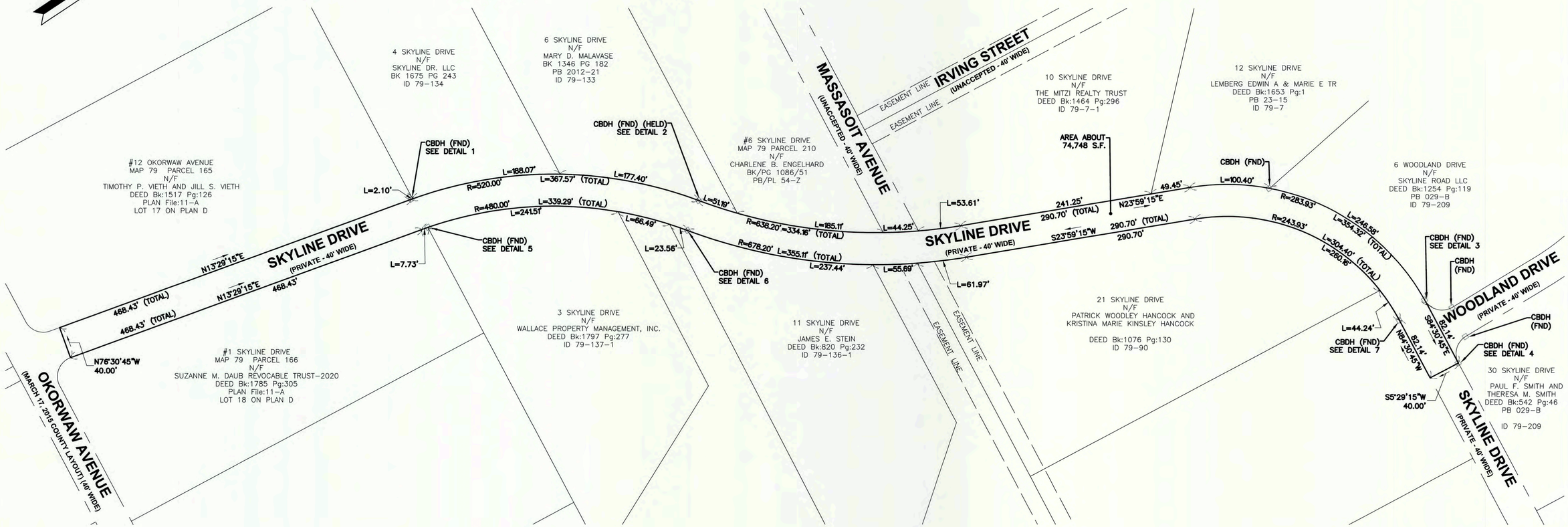
5/24/2023
DATE

JEFFREY P. BRADFORD, PLS #41862



LOCUS MAP
SCALE: 1"=500'





THIS PLAN IS NOT A VERIFICATION AS TO THE TITLE OR OWNERSHIP OF THE PROPERTIES SHOWN HEREON.

PREPARED FOR:
TOWN OF NANTUCKET
16 BROAD STREET
NANTUCKET, MA 02554

NO.	DATE	DESCRIPTION	BY

0 60 100 200 300
SCALE: 1" = 60'

GPI Engineering Design Planning Construction Management
978.570.2999 GPINET.COM
Greenman-Pedersen, Inc.
181 Ballardvale Street, Suite 202
Wilmington, MA 01887

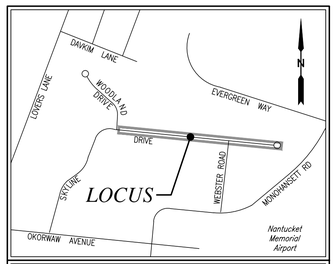
WATER EASEMENT PLAN
SKYLINE DRIVE
NANTUCKET, MA
NANTUCKET COUNTY

1" = 60 FT. NOVEMBER 10, 2022

DRAWN BY: DZM
APPROVED BY: JPB

SHEET 1 OF 1 MAX-2015119.01

15119.01_RW_SRF WATER EASEMENT.DWG Plotted on 24-May-2023 12:00 PM



LOCATION MAP SCALE: 1"=1,000'±

MA ISLAND STATE PLANE GRID 1983

NOTES:

1. PLAN REFERENCES:
   1.1. PLAN ENTITLED "DEFINITIVE SUBDIVISION 'PLAN D' NANTUCKET, MA" RECORDED IN FILE 11–A, PLAN D AT THE NANTUCKET COUNTY REGISTRY OF DEEDS.
2. HORIZONTAL DATUM BASED ON THE MA ISLAND STATE PLANE GRID, NAD 1983.
3. INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS DURING APRIL OF 2022.
4. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING SIDELINES OF SKYLINE DRIVE IN ORDER FOR THE TOWN OF NANTUCKET TO OBTAIN WATER EASEMENTS WITHIN THE RIGHT OF WAY.
5. PROPERTY BOUNDARIES SHOWN HEREON ARE BASED ON RESEARCH COMPLETED AT THE NANTUCKET REGISTRY OF DEEDS. OTHER RIGHTS, RESTRICTIONS AND EASEMENTS MAY EXIST THAT WOULD BE IDENTIFIED WITH A TITLE EXAMINATION OF THE PARCELS. THIS PLAN IS NOT A CERTIFICATION AS TO THE TITLE OR OWNERSHIP OF THE PROPERTIES SHOWN HEREON.

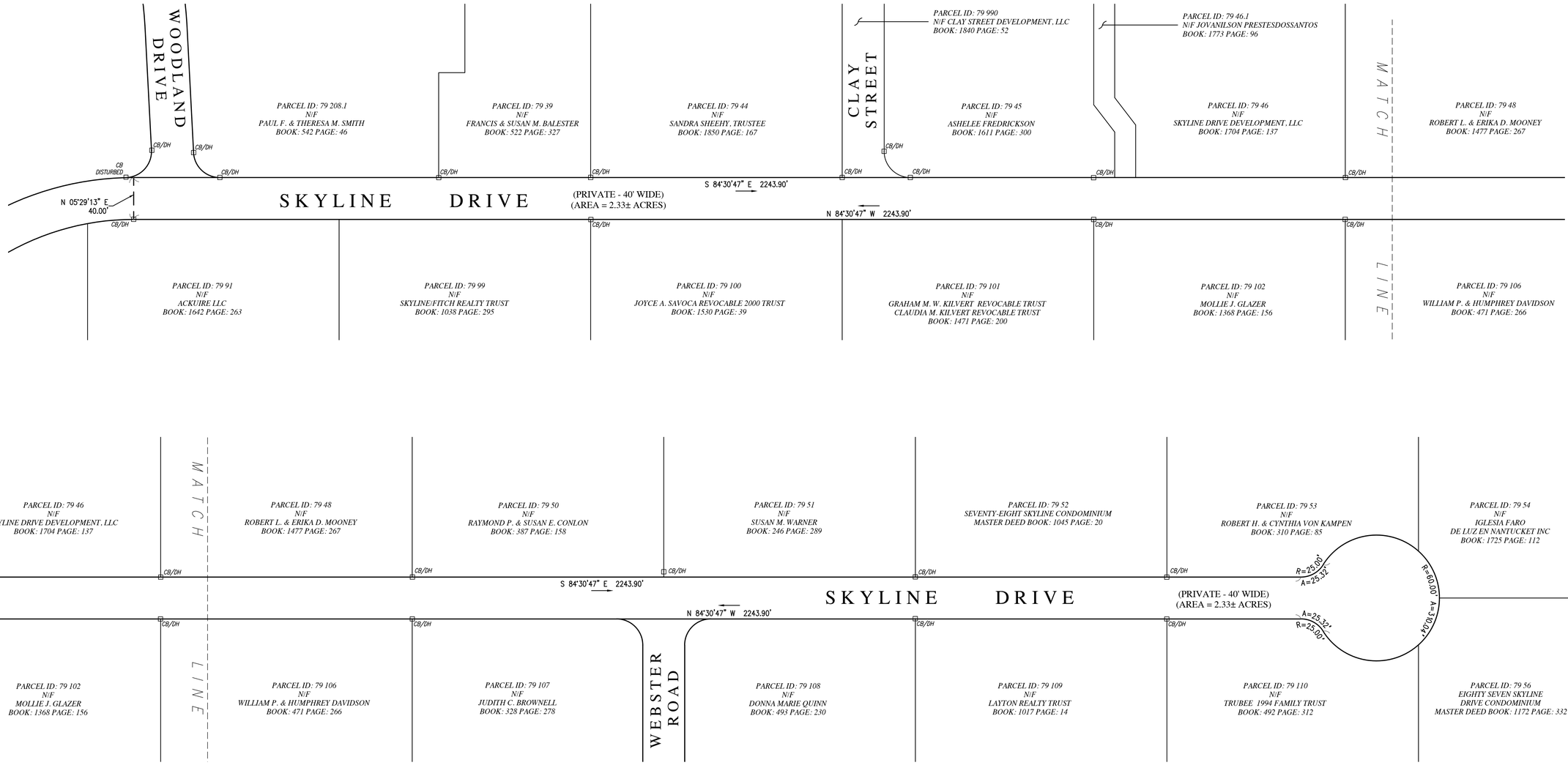
I CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES SHOWING EXISTING OWNERSHIPS AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN.

DEANA BOUMITRI, P.L.S. 5/22/23 DATE

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

DEANA BOUMITRI, P.L.S. 5/22/23 DATE

FOR REGISTRY USE ONLY



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50 0 50 100 150
SCALE IN FEET

LEGEND
CB CONCRETE BOUND
DH DRILL HOLE

REVISIONS

DEANA BOUMITRI No. 49075 REGISTERED PROFESSIONAL LAND SURVEYOR COMMONWEALTH OF MASSACHUSETTS

DRAWN BY: DB

SURVEYED BY: VC/DWT

CHECKED BY: RG

Merrill
Engineers and Land Surveyors
427 COLUMBIA ROAD, HANOVER, MA 02339 / T: (781) 826-9200
26 UNION STREET, PLYMOUTH MA 02360 / T: (508) 746-6060
WWW.MERRILLINC.COM

WATER EASEMENT PLAN

SKYLINE DRIVE
NANTUCKET, MASSACHUSETTS

PREPARED FOR: ENVIRONMENTAL PARTNERS GROUP
1900 CROWN COLONY DRIVE, SUITE 402
QUINCY, MASSACHUSETTS 02169

OCTOBER 30, 2022

SCALE: 1" = 50'

JOB NO. 22–291

LATEST REVISION:

SHEET 1 OF 1

SB/CC Work Group/Committee Reps for 2023-2024*
Approved by SB X/XX/2023; Approved by CC X/XX/2023

	BOS/CC Reps				
	Dixon	Fee	Holdgate	MacNab	Mohr
Groups					
Ad Hoc Budget Work Group (Chair and Vice Chair)			X		X
Audit Committee (Chair + 1)		X	X		
Board of Health (1 rep)				X	
Cannabis Advisory Committee (1 rep)			X		
Capital Program Committee (1 rep)					X
Coastal Resiliency Advisory Committee (1 rep)		X			
Community Preservation Committee (1 rep)	X				
Nantucket Affordable Housing Trust (1 rep)	X				
Offshore Wind Workgroup		X		X	
Parking Benefit District Commission (1 rep) (not active)	X				
PEG - NCTV 18 Board (1 rep)				X	
Polpis Harbor Municipal Property Advisory Committee (1 rep)		X			
CC					
NP&EDC (1 rep)			X		
Harbor Place (MF, DHH)		X	X		
Solid Waste Long-term Planning					X

*as formally appointed by the Board