



**NANTUCKET TOWN ASSOCIATION**

July 28, 2020, at 4:00 pm

Meeting held by Zoom conferencing

**DRAFT MINUTES FOR REVIEW AND APPROVAL**

Attendance: Mary Anne Easley, Marsha Fader, Lucinda Garrison, Mary Longacre, Craig Muhlhauser, Gail Norton, Hillary Rayport, Lee Saperstein, Bill Seay, Anne Terry, Henry Terry, and Paula Williams.

**I. Call to Order.**

President Henry Terry called the meeting to order at 4:04 pm.

**II. Approval of minutes of the Meeting of February 25, 2020.**

Approval of the Minutes of the previous meeting, February 25, 2020, was moved by Gail Norton, seconded by Paula Williams, and approved unanimously.

**III. Treasurer's Report.**

Anne Terry gave the report, attached, which had a beginning balance of \$4355.20, to which dues of \$120.00 were added and expenditures of \$343.50 were deducted, leaving an end balance of \$4131.70. A motion to approve was made by Paula Williams, seconded by Mary Anne Easley, and approved unanimously.

**IV. Old Business.** There was none.

**V. New Business**

**A. Area Plan.**

Henry Terry reminded the committee that an NTA work group had created an application for a local area plan and that the Executive Committee needed to approve its transmission to the NPEDC, the Island Commission that is responsible for Master Plans and incorporated local area plans. He commended work group members: Mary Anne Easley, Marsha Fader, Mary Longacre,

Jane Miller, Lee Saperstein, and himself, for the work that they have done on this application. Lee Saperstein that recounted the application elements that would be transmitted: a map of the Town Area boundaries, a word description of the boundaries, and a statement of policies and goals that could guide the creation of a full local area plan.

Henry Terry suggested that discussion was in order. Mary Anne Easley asked if all addressed on West Chester Street are included in the area. Lee Saperstein said that yes, they were and Mary Longacre read from the word description with the same positive assurance. Hillary Rayport then asked if it was in order to amend the goals and policies statement and she was assured that we could do so. Her request was that the sentence in the middle of paragraph three that begins, “Considering land use...” be amended to read “Considering land use, keeping existing open space is a priority” and that word “however” be removed from the next sentence. All present agreed to the change.

With no other questions, he asked for a vote, which was unanimously in favor of applying for local area planning status as amended. The three documents and the e-mail letter of transmission are attached to these minutes.

#### **B. Dues/Membership.**

Henry Terry noted that dues receipts were down from last year and asked if the committee thought that a physical mailing to all members, current and past, would be in order. Mary Anne Easley said that postcard mailings in the past had worked and suggested that we do it again. There was consensus in favor and he said that he would organize a mailing.

Craig Muhlhauser said that a greater public presence, particularly if it highlighted things that the Town Association was doing to benefit the Town, could inspire more people to join and help with our efforts. He felt that a broader mail item might be helpful or even if we could get some stories into the I & M. He also said that follow-up telephone calls should be made.

#### **C. Donations: Atheneum/Hospital.**

In discussing donations that can be made by the Town Association, Henry Terry reminded committee members that we had donated money to the Atheneum to recognize their generosity in allowing us to meet in their spaces and in providing the Zoom link that we are using today. Anne Terry suggested a gift of \$500 and, after a short discussion about past gifts – last year’s was \$200 – an unanimous decision was made to donate to \$500 to the Atheneum.

Henry Terry then asked if the Town Association should make a donation to the Hospital, and in particular to their COVID-19 testing fund. Several other area associations have done so. After questions were posed of the hospital’s needs, he agreed to get more information and to present it at the next meeting so that an informed decision about a potential donation to the hospital can be made.

#### **D. Next Meeting: Speaker?**

Henry Terry suggested that at our next meeting we should have a speaker. Lee Saperstein responded with a suggestion of Health Department Director and, while some agreed, others felt that he was very busy with the pandemic. Then, Hillary Rayport suggested the Executive Director of ACK-NOW, a local advocacy group. There was consensus that an invitation be sent; Henry Terry said that he would do that. Craig Muhlhauser suggested that, if our invitation is accepted, we should get a Mission Statement or other key document from ACK-NOW that can be attached to the Agenda when it is sent out.

#### **E. Other New Business.**

Henry Terry asked if there were any other items of new business and, as it happened, there were. Craig Muhlhauser noted that there was a risk of inactivity on the Town Association's part during the development of a local area plan implying that we should be advocates for our goals. As a side note, Anne Terry asked him if he would like to join the Executive Committee and he agreed. Mary Anne Easley noted that the Town Association may have been more active in the past and that we could be so again. Craig Muhlhauser replied that the Town Association is the most important on the Island considering the activities undertaken in its boundary and it needs to be active. Marsha Fader suggested that we use the August Meeting as a public, town hall-type meeting to introduce ourselves to new members.

#### **VI. Adjournment.**

The meeting was adjourned at 4:45 pm.

**\*Next Meeting is August 25<sup>th</sup> via Zoom**

\*Please remember that we need to end the meeting by 5:00 pm so that the library staff may leave the building.

Lee W. Saperstein, Secretary,

NANTUCKET TOWN ASSOCIATION

Treasurer's Report July 28,2020

|                      |                |            |
|----------------------|----------------|------------|
| Beginning Balance    |                | \$4,355.20 |
| Deposits/dues        |                | +120.00    |
| Expenditures         |                |            |
| -state filing fee    | Richard Loftin | -15.00     |
| -website renewal fee | Alex LaPaglia  | -178.50    |
| -annual fee/PO Box   | Post Office    | -150.00    |
| TOTAL                |                | -343.50    |
| End Balance          |                | \$4,131.70 |

An E-Mail from Lee Saperstein, Nantucket Town Association Secretary, to Andrew Vorce, Planning Director, and Judith Wegner, Planning Board Chair, July 28, 2020

“Andrew and Judith: The Executive Committee of the Nantucket Town Association approved our draft submission to you for the creation of a local area plan. It is my understanding that, if you agree, we will work together to create an accurate map of the Town area and that we will collaboratively convert our statement of policies and goals into a complete plan that is consistent with and formatted for State requirements. Once we begin work on the local area plan itself, the Town Association will organize work groups to complete the requisite sections of the plan.

I’m here – socially distant – to talk about this at your convenience.

Lee”

DRAFT

**Nantucket Town Area Plan Working Group  
DRAFT STATEMENT OF GOALS AND POLICIES**

The Nantucket Town Area is at the heart of Nantucket's cultural and historic district. It is home to churches, hotels, museums, Town government, parks and recreational areas, restaurants, and stores of all sorts. Most importantly, it is the neighborhood of approximately 1500 residents who live in and maintain Nantucket's largest collection of historic homes. Additionally, the Town area includes two ferry terminals, which serve as the entry point to Nantucket for all vehicles, as well as residents and visitors, including day tourists, who arrive as ferry deck passengers. The fast ferries have displaced air travel for rapid commuting to Nantucket.

The Town Area faces many planning challenges in the future, both near and far. The Executive Committee of the Nantucket Town Association endorsed enthusiastically the development of an area plan so that the year-round residents of the Town could have their own plan as well as documented input into the Master Plan. This draft of the Goals and Policies is only a starting point that is expected to be expanded as the planning process ensues.

The area plan seeks to maintain vitality in the Town Area while protecting its historic resources. The Town Area is not a vitrified museum, yet life in the Town should respect its history. Residential life should be protected. Considering land use, many portions of the Town are built out to capacity. Considering land use, keeping existing open space is a priority. Wilkes Square/Harbor Place presents an opportunity to create commercial and residential structures, along with open-space and waterfront amenities; the plan discusses Wilkes Square/Harbor Place and its links to other plan elements such as housing, economic development, services and facilities, parking, and circulation.

The Town Area contains the earliest laid-out streets, the Wesco Lots, on Nantucket; most of them are lined with residences and the occasional inn or boarding house. For housing, the Town Area Plan gives guidance on the protection of amenities on these streets. The plan provides encouragement to the year-round services that enhance these amenities: supermarket, pharmacy, hairdresser, clothing store, banks, and insurance agencies, among others. It also suggests ways to encourage year-round shopping.

The Town Area encompasses Nantucket's cultural district. The plan supports this district and encourages further opportunities for its enjoyment. The waterfront is the Town's greatest natural feature yet protection from storms and tidal surges must be provided. The plan encourages natural or visually sympathetic structures to protect low-lying Town districts such as filled tidal lands.

The Town is the hub of Nantucket's transportation system. Ferry terminals are not linked well to the NRTA transportation hub; taxis take up parking space in the downtown shoppers' parking lot, as do people dropping off or picking up passengers from the HyLine. The Town has insufficient parking for cars in the summer time. The area plan looks at both enhancing the supply of parking spaces and limiting demand for parking. As mentioned, Wilkes Square/Harbor Place presents an opportunity for more parking spaces and various forms of paid parking, including off-site lots, can be used to limit demand.

**Nantucket Town Association**  
**NTA MAP DRAFT OF 2020-03-10**

The Nantucket Town Association, and its area-plan working group, is developing a draft Area Plan for its area of interest and will be seeking approval from the NP&EDC to proceed with this development. The draft map described in this note defines the area that is proposed to be the Nantucket Area.

Essentially, the plan encompasses the ROH, CDT and portions of the R-1 (proposed to be R-5) Districts that surround Nantucket Harbor. Please note that this area does not include much of what is termed the “Cliff.” Note also that this area is smaller than that drafted by Peter Louderback in 2016. It also does not show the 1 ½-mile circle stated in the Bylaws as incorporating the Town Association. That is on a separate plan. Further, the boundaries described here are adjacent to but not abutting exactly to the Brant Point and Mid-Island plans. Amicable negotiation can resolve the small differences.

Starting at the middle of Harbor View Way by Children’s’ Beach, which is proposed to be the boundary with the Brant Point Association, extend south on the water along the frontage of the wharves to the end of Washington Avenue Extension (boat ramp at 112 Washington). Cross Town land behind the Goose Pond to Bear Street. Thence along Bear to Pleasant Street and alongside the zone boundary to Sparks Avenue to Prospect Street. Prospect to the intersection with York thence around Mill Hill Park and the Historic Coloured Cemetery to Vesper to include R-1 properties on Vesper. Thence along the line of Cato Lane (paper road) to its intersection with Joy Street and Hummock Pond Road and then along Mount Vernon Street to Milk Street. Thence SW on Milk Street to Winn Street and onto the Madaket Road and east to properties along New Lane and including properties up to the zone boundary. Both sides of New Lane are included, which would incorporate New North and Old North Cemeteries into the Town. Thence, along New Lane, including intersecting ways within the R1 zone, to its intersection with Wyer’s Way and around the R-1 properties to West Chester Street. Along both sides of West Chester to Pilgrim Road returning on the other side of West Chester to properties along North Liberty Street. Thence along Cliff Road and the boundary of the ROH to Easton Street and including ROH properties to the north of Easton. Closure is obtained by turning south on South Beach Street and turning east on Harbor View Way to the point of beginning by the boat ramp. This part of the boundary would intrude into the Brant Point Area and needs to be resolved with that area association.



**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

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

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