

Nantucket Town Area Plan Working Group
DRAFT STATEMENT OF GOALS AND POLICIES
10 March 2020

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. Wilkes Square/Harbor Place, however, 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.