



## **NANTUCKET TOWN ASSOCIATION**

January Meeting of Members

January 28, 2020, at 4:00 pm

In the Learning Lab of the Nantucket Atheneum

### **FINAL AND APPROVED MINUTES**

Attendance: Mary Anne Easley, Marsha Fader, Cindy Garrison, Colleen McLaughlin, Jane Miller, Gail Norton, Lee Saperstein, Campbell Sutton, Anne Terry, Henry Terry, Barbara Vondergroeben, Paula Williams.

Guests: Nat Lowell, Chair, Nantucket Planning and Economic Development Commission, NPEDC, Leslie Snell, Deputy Planning Director, and Andrew Vorce, Planning Director; Rick Atherton.

#### **I. Call to Order.**

President Henry Terry called the meeting to order at 4:00 pm in the Learning Lab of the Nantucket Atheneum.

#### **II. Approval of minutes of the Meeting of November 19, 2019.**

Approval of the Minutes of the previous meeting, November 19, 2019, was moved by Colleen McLaughlin, seconded by Anne Terry, and approved unanimously.

#### **III. Treasurer's Report.**

Treasurer Anne Terry reminded those present that this is a new year and annual dues are now due. She reported (attached) receipt of dues in the amount of \$45.00, payment of dues to the Civic League of \$220.00 as expenses, and a new balance of \$4,195.20. A motion to approve was made by Colleen McLaughlin, seconded by Henry Terry, and approved unanimously.

#### **IV. New Business**

None

## V. Old Business.

None

## VI. Guest Speaker: Andrew Vorce supported by Leslie Snell and Nat Lowell.

Andrew Vorce began his presentation with a request for introductions of attendees; he also distributed notes on the Master Plan Summary, which are attached. He reported that he is chairing the Nantucket Census Complete Count Committee (<https://nantucket-ma.gov/1466/2020-Census-Complete-Count-Committee>) that is striving for a full count of Nantucket residents in the 2020 federal census. The census is confidential and is an important source of federal funding.

The timing of adoption of a revised Master Plan will have the census in hand before submission for approval at the 2022 Annual Town Meeting. He noted that the Town is in the eleventh year of the existing master plan, which was the first one for Nantucket. More history of the plan is included in the attached summary. Area plans may be created for specific areas such as are identified by Area Associations. At present, there are seven area plans.

Nine elements are required by law in an adopted plan, both Master and Area.

**Goals and Policies Statement.** The Town area is historic and both residential and commercial. It is a substantial tourist attraction and it contains the water-based transportation nodes for the Island. The goals and policies statement should be crafted after substantial citizen input.

**Land Use.** An Important element for land use planning has been updating the zoning code of Nantucket so that it reflects both existing and future uses of land on the Island. That work has been underway over the life of the plan. Although the Planning Department is nearing the end of these revisions, future plans should consider the attributes of commercial districts.

**Housing.** Housing is very important to Nantucket and the Planning Department has worked on this continuously. For Affordable Housing, we have achieved a Safe Harbor designation that restrains 40B zoning overrides for two years but we would prefer to reach the ten-percent affordable housing level and thus avoid 40B developments altogether.

**Economic Development.** Within the economic development category, we would like to have a reasonable definition of commercial districts through zoning and this desire has driven many of the zoning changes that appropriately define commercial districts.

**Natural and Cultural Resources.** The development and approval of the Town's Cultural District was a substantial achievement in this category.

**Open Space and Recreation Plan.** Planning has been working for some time on a draft revision of the Town's open-space plan and hopes soon to have a draft for public review.

**Services and Facilities.** Services and Facilities will be an important feature of the new plan and this includes coastal resiliency. The central core has a number of facilities, such as the Town Building and the Sheriff's office, that may need substantial renovation in the future.

**Circulation.** Transportation, which is a significant portion of circulation, remains important because of potential developments at Wilkes Square and in revised parking regulations .

**Implementation.** When Andrew Vorce reached this ninth and final element, he shifted his approach and asked for reactions from the committee.

He noted that local area plans should use the same framework as the Master Plan. He then asked if the Town Association would be interested in creating its own area plan. Several people spoke to the need for a Town plan and what it might contain. Committee members spoke of the need to preserve Island history and its cultural attractions. Others spoke of the need to maintain a vibrant commercial activity in the downtown core. Marsha Fader asked if we should vote on creating an area plan for the Town. When she received encouragement, she moved that the Town Association create an area plan. Henry Terry seconded the motion and approval was unanimous.

Mary Anne Easley asked about step one, “What should we do next?”. Andrew Vorce said that we should form a committee of seven to nine members and then have them work on setting boundaries for the area. The following step would be to meet with the NPEDC at their regularly scheduled meeting on a third Monday of the month. Nat Lowell reviewed what other local areas have done and then wondered what we could do with our plan.

Anne Terry talked about the differences between the core and the outlying parts of the Town that are more residential in nature. She lives in the core and is upset with outside TVs and other amplified entertainment devices. Jane Miller agreed that TVs are inconsistent with our history. Nat Lowell said that there is no control of fire pits in zoning and their use is growing. Marsha Fader asked about an accurate map for the Town Area and Henry Terry said that we will have to work on it. Colleen McLaughlin added that historic sidewalks and walking surfaces should be part of our plan. Andrew Vorce reminded the group that the zoning code had been reduced to permit up to 40-percent ground cover in the ROH and R-5 zones instead of 50 percent; R-1 is 30 percent. These are all 5000 square feet minimums. The CDT has 3750 square feet as the minimum but with 75-percent ground cover (Chapter 139.16 of the Town Code). The developers of a Town Area Plan should look again at the issue of ground cover. In that the R-1 zone is to be phased out, its replacement should be studied because a lot of the existing R-1 zone is in the Town’s area. Should the replacement be ROH or into R-5? Andrew Vorce continued by saying that you can advise us on a number of issues including commercial development, affordable housing, cultural district planning (Lily Pond), open space and parks; fast boats have replaced a lot of air travel and that affects circulation.

Anne Terry asked about possible re-use of the National Grid space, sometimes called Wilkes Square. Rick Atherton added a question about the Harbor Place presentation that was made to the Select Board and whether it included a reference to a grocery store. Anne Terry asked about the potential for a parking garage in the Harbor Place plan. Andrew Vorce replied that National Grid has left an open space in their planning that could accommodate a parking garage but that they seemed to prefer a coordinated transportation center. They intend to retain a portion of the site that includes the existing switching station. Nat Lowell said that we should offer an opinion on a grocery store independent of the fact that Stop and Shop is already there. Rick Atherton asked about coordination between the Select Board Strategic Plan and the Master Plan. Andrew Vorce said that he expected more integration between the two and also concentration on issues other zoning.

Marsha Fader asked about contamination at the National Grid site and Andrew Vorce responded that it is a concern but under control. Nat Lowell explained that they used to make town gas at that plant and supply it around the Town area by pipes. Lee Saperstein explained that manufactured gas plants left heavy organic substances and inimical ash contamination in the soil. He added that there has been a lot of research in remediating these sites and is comfortable that our site can be treated. Andrew Vorce added

that the side of the site closest to Commercial Street would remain with National Grid because it is the landing point for the submarine power cables and the associated switching station.

Marsha Fader also asked about the Lily Pond and progress toward its restoration and cleanup. Andrew Vorce answered that there are challenges with the pond's drainage system; essentially it has failed. The pond belongs to the Land Bank and they are looking at plans for improvement. Gull Island Lane is over the route of the drains. She also asked about our aging sewers. They were first installed in 1917 and they are now being surveyed. It was agreed that sewer repairs could affect traffic circulation.

As the guests prepared to leave, there was a call for volunteers for the Area Plan Planning Committee; the following people responded: Mary Anne Easley, Marsha Fader Jane Miller, Lee Saperstein, and Henry Terry. If seven is the minimum number for an active planning group, then we need several more volunteers. Please respond to Henry Terry at [hrtonthejrb@aol.com](mailto:hrtonthejrb@aol.com).

### **VIII. Other Business and Comments.**

Paula Williams commented about the continuing loss of retail outlets in the core. The former Nobby Shop has become a real estate broker's office. The advertisements in their window are intrusive; she finds them offensive. She also asked about removal of Christmas greens from private properties. Several members noted that the Nantucket Town Association used to police winter displays in downtown commercial spaces. Because the response from store owners was not great, it is no longer a priority. Maybe, we could ask the Chamber of Commerce to look into it.

### **VII. Adjournment.**

The meeting was adjourned at 4:55 pm.

### **\*Next Meeting is February 25th in the Learning Lab**

\*Please remember that our use of the Learning Lab ends promptly at 5 p.m. We need to leave the Atheneum at 5:00 pm so that staff can lock the building.

Lee W. Saperstein, Secretary,

**NANTUCKET TOWN ASSOCIATION**

**Treasurer's Report**

**Jan 28, 2020**

<b>Beginning Balance</b>	<b>\$4,370.20</b>
<b>Deposits</b>	
<b>Dues</b>	<b>+45</b>
<b>Expenditures</b>	
<b>Civic League dues</b>	<b>-220</b>
<b>End Balance</b>	<b>\$4,195.20</b>

**Respectfully submitted,  
Anne Terry**

## Master Plan Summary

The 2009 Master Plan was intended to be an update of the 1990 *Goals and Objectives for Balanced Growth*, which was a twenty (20) year planning document approved at the 1990 Annual Town Meeting. Many of the concepts in the *Goals and Objectives* remained relevant and carried forward in the Master Plan. A more recent document, the *Comprehensive Community Plan*, was produced by the Nantucket Planning and Economic Development Commission (NP&EDC) between 1995 and 2000, however, it was never adopted by Town Meeting and many of the initiatives became obsolete.

Numerous planning documents have been produced since zoning was adopted by Town Meeting in 1972, however, none of them have been drafted in accordance with Chapter 41, Section 81D of the Massachusetts General Laws, which was adopted by the legislature in 1947 and states in part:

*A planning board in any city or town under section eighty-one A shall make a master plan of such city or town or such parts thereof as said board may deem advisable and from time to time may extend or perfect such plan. Such plan shall be a statement, through text, maps, illustrations or other forms of communication that is designed to provide a basis for decision making regarding the long-term physical development of the municipality.*

Although the Planning Board is the only local body required to approve the Master Plan, the plan was reviewed for completeness by the NP&EDC and approved by a unanimous vote of Town Meeting at the April 6, 2009 Annual Town Meeting (Article 26).

The components of the Master Plan, shown below, are largely inter-related as many issues have a ripple effect, creating some cross-over between sections.

1. Goals and Policies Statement
2. Land Use
3. Housing
4. Economic Development
5. Natural and Cultural Resources
6. Open Space and Recreation Plan
7. Services and Facilities
8. Circulation
9. Implementation

The Master Plan is a broad document intended to address issues applying to the entire island. More neighborhood specific, Area Plans, are crafted for certain locations when more detailed direction is needed. Those plans are commissioned and approved by the NP&EDC.

The 2009 Master Plan as well as various Area Plans can be accessed from the following web-page:

<http://records.nantucket-ma.gov/WebLink/Browse.aspx?id=122915&dbid=0&repo=TownofNantucket&cr=1>

On-going implementation of the Master Plan is a town-wide effort with various boards/committees/commissions having responsibility as noted in the Implementation Chart shown as Figure 37. Much of the work needed to update the plan is underway or has been completed, although waiting for final numbers related to the 2020 Census is extremely important since those numbers will impact certain goals and policies.

DRAFT

# BASIC GUIDELINES FOR AN AREA PLAN

## ELEMENTS OF M.G. L. 41-81D

**Goals and Policies Statement:** identifies the goals and policies of the municipality for its future growth and development. Each community shall conduct an interactive public process to determine community values, goals, and to identify patterns of development that will be consistent with these goals.

**Land Use Plan:** identifies present land use and designates the proposed distribution, location, and inter-relationship of public and private land uses. This element shall relate the proposed standards of population density and building intensity to the capacity of land available or planned facilities and services. A land use plan map illustrating the land use policies of the municipality shall be included.

**Housing:** identifies and analyzes existing and forecasted housing needs and objectives including programs for the preservation, improvement and development of housing. This element shall identify policies and strategies to provide a balance of local housing opportunities for all citizens.

**Economic Development:** identifies policies and strategies for the expansion or stabilization of the local economic base and the promotion of employment opportunities.

**Natural and Cultural Resources:** provides an inventory of the significant natural, cultural and historic resource areas of the municipality, and policies and strategies for the protection and management of such resources and areas.

**Open Space and Recreation:** provides an inventory of recreational and resources and open space areas of the municipality, and policies and strategies for the management and protection of such resources and areas.

**Services and Facilities:** identifies and analyzes existing and forecasted needs for facilities and services used by the public.

**Circulation:** provides an inventory of existing and proposed circulation and transportation systems.

**Implementation:** defines and schedules the specific municipal actions necessary to achieve the objectives of each element of the master plan