





Chapter 6: Island Infrastructure

Planning the location of public infrastructure is one of the most powerful tools available in shaping a community's growth. If Nantucket is to implement its concept of Town and Country, it needs to enact strict limits on the service areas of its water and sewer systems to control where more intense development will be permitted. It is critical that water and sewer facilities exist primarily in the Town Overlay District, where they are essential to maintain the health of a dense population and support the variety of uses that make town a lively and engaging human setting. Conversely, it is essential to keep water and sewer facilities out of the Country Overlay District, where such facilities would encourage excessive helter-skelter growth. The only exceptions to this would be small-scale facilities needed in clustered hamlet neighborhoods and to solve serious public-health problems.

Nantucket has a strong and present need to improve its infrastructure, including its water and sewer facilities; solid-waste facilities; police, fire, and emergency services; health-care facilities; Town of Nantucket offices; and schools. These tend to be dealt with as separate items with different departments making annual budget requests that ultimately must be approved at Town Meeting. Because of this process, the island has a backlog of urgent capital improvements, which historically have been carried out on a crisis-by-crisis basis.

In 1902, when this Polpis Road photograph was taken by Henry S. Wyer, a good dirt road and a nearby source of water were all the infrastructure needed by the average Nantucketer.



Henry S. Wyer, courtesy of the Nantucket Historical Association



Island Infrastructure

Rob Benchley

The Island Today

Nantucket has a great deal of catching up to do in its investment for the public benefit. Based on 1999 Town of Nantucket estimates, over \$50 million is needed just to bring facilities up to levels they should already have achieved, and expansion of facilities to deal with new population pressures will add more costs. We need to provide public facilities and public and private infrastructure to support the health, safety, and well-being of the present and future population of the island (including the seasonal and visitor population) in a manner that protects and respects the island's natural, cultural, and historical resources.

Nantucket boasts an impressive network of bikepaths. But they must be maintained. An important objective of the Community Plan is to provide safe and adequate street, sidewalk, and bikepath systems.

Nantucket is fortunate to enjoy one of the lowest tax rates in the commonwealth. About 60 percent of the Town of Nantucket's tax revenues come from our seasonal residents, who put no cost burden on the schools. But with year-rounders they share full responsibility for the current \$55 million backlog of necessary capital improvements, which is still growing.

With taxes too low to keep abreast of those costs and a surging population—seasonal and year-round—voters face a difficult choice between holding taxes to the 2½ percent limit without overrides and facing up to funding capital needs with taxes or alternative sources.



Town of Nantucket Five Year Capital Plan Forecast

General Fund	2000	2001	2002	2003	2004	2005	Total
Finance Department							
Assessor Records Restoration		\$50,000.00	\$50,000.00	\$50,000.00			\$150,000.00
Computer Systems & Software	\$250,000.00	\$256,000.00	\$100,000.00				\$606,000.00
Fire Department							
Station Expansion	\$750,000.00						\$750,000.00
Vehicle Replacement		\$492,000.00	\$860,000.00	\$328,000.00	\$336,000.00	\$590,000.00	\$2,516,000.00
Marine							
Pier Expansion	\$475,000.00						\$475,000.00
Town Boat Ramp		\$50,000.00					\$50,000.00
Brant Point Pier Repairs	\$50,000.00						\$50,000.00
Facilities	\$70,000.00						\$70,000.00
Patrol Boat Replacement	\$70,000.00						\$70,000.00
Our Island Home							
Improvements & Renovation	\$410,000.00	\$80,000.00	105,000.00	129,000.00	88,000.00		\$772,000.00
Park and Recreation							
Facilities Improvements & Maint.		\$400,000.00	\$325,000.00	\$100,000.00	\$250,000.00	\$450,000.00	\$1,525,000.00
Police							
Station repair		\$110,000.00					\$110,000.00
Public Works							
Storms & Sewers	\$250,000.00		\$2,000,000.00				\$2,250,000.00
Roads, Sidewalks, Bikepaths		\$300,000.00	\$270,000.00	\$270,000.00	\$250,000.00		\$1,090,000.00
Vehicles & Equipment	\$85,000.00	\$150,000.00	\$110,000.00	\$65,000.00	\$52,000.00		\$462,000.00
Fleet Maintenance Garage	\$500,000.00						\$500,000.00
Board of Selectmen							
Building Expansion & Renovation	\$425,000.00	\$6,750,000.00					\$7,175,000.00
Bike Paths & Sidewalks	\$468,363.00	\$1,049,000.00	\$595,000.00	\$520,000.00	\$1,075,000.00	\$285,000.00	\$3,912,363.00
Town Clerk							
Records Restoration		\$78,154.00	\$78,154.00	\$78,154.00	\$78,154.00	\$78,154.00	\$390,770.00
Visitor Services							
Bathroom Renovation		\$100,000.00					\$100,000.00
Schools							
Facilities Improvement & Upgrade	\$475,000.00	\$890,000.00	\$135,000.00				\$1,500,000.00
Computers & technology	\$100,000.00	\$150,000.00	\$150,000.00	\$100,000.00	\$100,000.00		\$600,000.00
Equipment & Vehicles		\$220,000.00	\$150,000.00				\$370,000.00
Non-Allocated		\$75,000.00		\$50,000.00			\$575,000.00
Enterprise Funds							
Airport							
Environmental Study	\$330,000.00						\$330,000.00
Facilities Improvement & Maint.	\$2,751,430.00	\$1,734,000.00	\$1,580,000.00	\$3,000,000.00			\$18,565,430.00
Vehicles & Equipment	\$50,000.00	\$850,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$1,100,000.00
Solid Waste & Landfill							
Vehicles & Equipment	\$95,000.00						\$95,000.00
Sewer; Collection & Disposal							
Construct, Maint. & Acquisitions	\$2,390,000.00	\$500,000.00	\$500,000.00	\$500,000.00	\$700,000.00		\$4,590,000.00
Vehicles & Equipment	\$110,000.00			\$105,000.00	\$135,000.00		\$350,000.00
Wastewater Treatment							
Construction & Upgrades		\$10,000,000.00					\$10,000,000.00
Wannacomet Water Company							
Radio Metering System	\$1,500,000.00						\$1,500,000.00
Total	\$11,804,793.00	\$23,764,154.00	\$7,068,154.00	\$7,795,154.00	\$3,094,154.00	\$1,283,154.00	\$54,599,563.00

Source: Town of Nantucket, Finance Department, November 1999

This conservative forecast of needed infrastructure improvements was prepared by the Town of Nantucket in the fall of 1999. The numbers for the year 2000 have already been appropriated. The remaining numbers are a proposed forecast that will be revised in the coming months.



Our Goals

- ◆ To provide public facilities and public and private infrastructure that support the health, safety, and well-being of the present and future year-round, seasonal, and visitor population of the island in a manner that protects and respects the island's natural, cultural, and historical resources.
 - To plan capital expenditures for the long term, with public involvement, to meet projected needs in the most cost-effective manner, without creating an undue tax burden.
 - To provide for sewage disposal in a manner that meets the requirements of federal and state law, that protects the island's sole-source aquifer, and that accommodates growth consistent with the Town and Country concept and this Community Plan.
 - To process the island's solid waste in a manner that maximizes the recovery and recycling of materials from the waste stream and minimizes permanent landfilling.
 - To maintain an adequate supply and quality of drinking water in keeping with anticipated growth (see chapter 4, "Protecting the Environment," pages 95-96).
 - To provide police and fire facilities adequate to protect the public safety.
 - To provide street, bike path, and sidewalk systems that are safe and convenient and consistent with the island's historic character.
- To provide park and recreation facilities that meet the diverse needs of residents, seasonal employees, and visitors, in keeping with the island's status as an important tourist destination.
- To provide educational facilities meeting state and federal standards governing class size, code compliance, recreational standards, and other infrastructure needs associated with a quality educational environment.
- To provide facilities for a professional municipal government that are adequate to meet future needs and located so as to foster the efficiency of governmental services.
- To provide central facilities for multi-organizational community-service interests to take advantage of economies of scale and increased operational efficiency.
- To house Town of Nantucket employees.
- ◆ To use the construction of infrastructure as a tool for channeling growth into the most appropriate areas, discouraging such growth elsewhere, and protecting the quality of our water and natural resources.
- ◆ To use the construction of infrastructure as a way of providing jobs for local residents.



Strategies for the Future

We need to develop a capital improvement planning process that builds upon the goals of this Community Plan and maximizes cooperation among Town of Nantucket departments. This process involves needs assessment in all areas of public investment, screening those needs according to the goals expressed in the Community Plan, and finding cost-effective solutions that fulfill multiple objectives where possible.

Our infrastructure development should rely, as much as possible, on sustainable technologies that emphasize the recycling and reuse of resources. If we can recover materials from our waste stream, our imports will decrease and we will avoid the high costs of off-island waste disposal. As capital planning progresses, we should keep in mind Nantucket's strong tradition of reusing and recycling our resources.

This Community Plan is a critical first step in developing a set of priorities and criteria for capital improvement planning. We must have a clear sense of direction if we are to make the difficult choices that lie ahead. We need to invest in our future in a way that will enhance our quality of life without straining our ability to pay.

The goals and actions that are described throughout this Community Plan will, among other things, translate into a variety of public investments, including investments in transit facilities, needed housing, water and sewer facilities, recreational land and facilities, and land preservation. We cannot refine the details or crunch the numbers until we

reach agreement about where we are going. A coherent capital improvement plan that is rooted in a consensus on where we are headed as a community is thus a vital next step following adoption of this Community Plan.



Rob Benchley

Our infrastructure development should rely on sustainable technology that emphasizes recycling and reuse of resources, such as the new composting plant at the Town of Nantucket's materials recovery facility.



Making It Happen: Capital Expenditure Planning

The objectives and recommendations listed below are not intended as mandates to the Town of Nantucket, or to any other person, agency, organization, or public or quasi-public entity.

Objective 6.1

To continue and expand the development of the Town of Nantucket's long-range capital program.

Recommendations:

1. SHORT TERM: Conduct appropriate facility-needs analyses, code-compliance analyses, and maintenance-needs analyses under the Community Plan's growth assumptions as a basis for determining the island's long-range capital needs.
2. SHORT TERM: Refine and implement an annual prioritization policy for selecting capital projects for inclusion in the budget.
3. SHORT TERM: Adhere to a strict policy of setting aside a percentage of the annual budget for the annual capital-improvements program, and increasing this set-aside as necessary to provide for capital-facilities expansion and maintenance in keeping with growth needs.
3. SHORT TERM: Aggressively seek alternative funding sources, including state or federal grants or new forms of taxes or fees, if authorized by new legislation, to supplement general fund appropriations for capital improvements.
4. SHORT TERM: Investigate the legality and feasibility of implementing a visitor or seasonal-use fee structure or tax for non-taxpaying visitors. Seek enabling legislation, if needed.
5. SHORT TERM: Fund certain capital improvements through betterments, to the extent possible, when it is determined that those improvements provide more direct benefits to abutters than to the community at large.
6. SHORT TERM: Investigate the legality and feasibility of a tax on aviation fuel and, if feasible, consider legally dedicating such revenues to alternative transportation systems such as the NRTA. Seek enabling legislation, if needed.

Objective 6.2

To provide adequate resources to fund needed capital improvements.

Recommendations:

1. SHORT TERM: Develop a financial strategy to fund current and long-range capital improvements.
2. SHORT TERM: Issue general obligation bonds to fund those capital items that are of such importance and/or of such magnitude that it is impractical to fund them through general-fund appropriations.

Objective 6.3

To enhance public involvement in the capital-improvement planning process.

Recommendations:

1. SHORT TERM: Increase public involvement in all stages of the capital-improvement planning process, in particular the early stages of the process.
2. SHORT TERM: Institute a comprehensive public relations program to provide an opportunity for dialogue with voters and taxpayers concerning the benefits of capital projects.

IMMEDIATE (will occur within the timeframe of Town Meeting),

SHORT-TERM (will begin within five years of plan adoption), LONG-TERM (will begin more than five years after plan adoption)



Making It Happen: Disposal of Sewage and Waste

The objectives and recommendations listed below are not intended as mandates to the Town of Nantucket, or to any other person, agency, organization, or public or quasi-public entity.

Objective 6.4

To support preparation by the Town of Nantucket of a Comprehensive Wastewater Management Plan (CWMP) that is consistent with the growth management goals of this Community Plan.

Recommendations:

1. SHORT TERM: Identify through the CWMP process those areas of Nantucket wherein the installation of septic systems under Nantucket Health Regulations is considered the most prudent alternative on the basis of cost; and develop strategies to preserve the quality of the island's sole-source aquifer and the quality of the water in its harbors.
2. SHORT TERM: Identify through the CWMP process those areas of the island to be serviced by sanitary sewer and conventional treatment plants, the service areas of which are based on growth-area boundaries to be recommended by this Community Plan.
3. SHORT TERM: Identify and develop through the CWMP process plans to service those areas of the island wherein extraordinary circumstances dictate the use of package treatment plants or other innovative systems, as in cluster developments in the Country Overlay District.
4. SHORT TERM: Carefully consider the consequences of proposed sewer improvements on growth and explore strategies for mitigating growth impacts prior to the extension of sewers, if such growth limitation is consistent with this Community Plan and duly adopted Neighborhood Area Plans.

IMMEDIATE (will occur within the timeframe of Town Meeting),

SHORT-TERM (will begin within five years of plan adoption), LONG-TERM (will begin more than five years after plan adoption)

Objective 6.5

To bring existing sanitary sewer and plant systems into compliance with state and federal law.

Recommendations:

1. LONG TERM: Upgrade the capacity and quality of both the Surfside and Siasconset treatment plants in accordance with state and federal water-pollution-control laws.
2. LONG TERM: Upgrade the existing sanitary sewer systems in Nantucket town and Siasconset by eliminating inflow and infiltration and by replacing undersized or otherwise substandard sewer lines.

Objective 6.6

To extend sanitary sewer systems to the Town Overlay District.

Recommendations:

1. SHORT TERM: Extend, or require developers to extend, sanitary sewer systems to the Town Overlay District as proposed by this Community Plan.
2. SHORT TERM: Utilize betterments, exactions, or impact fees (if granted legislative authorization) to fairly allocate costs to users of the system.



Making It Happen: Disposal of Sewage and Waste (continued)

The objectives and recommendations listed below are not intended as mandates to the Town of Nantucket, or to any other person, agency, organization, or public or quasi-public entity.

Objective 6.7

To advocate that the sanitary sewer system is a public system controlled, operated, and maintained by the Town of Nantucket.

Recommendations:

1. SHORT TERM: Acquire existing sanitary sewer systems that are privately owned, the acquisition of which is essential to the extension of sewer service to other areas within the growth boundaries.
2. SHORT TERM: Enforce the policy adopted by the Board of Selectmen in 1998 that future sanitary sewer systems are to be public systems.
3. SHORT TERM: Enforce that policy's provision requiring private connections to the public system to be strictly controlled so that large or multiple private sewer extensions within public or private rights-of-way will not be allowed.
4. SHORT TERM: Adopt a policy whereby, under extraordinary circumstances, private service connections might be permitted for uses that are determined to have a substantial public benefit.

Objective 6.8

To extend the sanitary sewer system to areas of the island where it is deemed to be the most prudent and cost-effective way to protect the island's water resources.

Recommendations:

1. SHORT TERM: Extend sanitary sewers within the Monomoy area of the Nantucket Harbor Watershed District.
2. SHORT TERM: Extend sanitary sewers within the island's Public Wellhead Recharge Districts, except in those areas with one-acre or greater zoning.
3. SHORT TERM: Further study the sources of coliform bacteria in Madaket Harbor to determine if septic systems are the source of contamination, and also monitor the quality of groundwater and consider a package treatment plant (small-scale treatment plant) or other cost-effective alternative should studies determine that sewers are warranted to solve identified contamination problems.

Objective 6.9

To increase the effectiveness of the island's innovative solid waste-recovery facilities.

Recommendations:

1. SHORT TERM: Develop and expand the island's solid-waste-composting facilities to meet future needs.
2. SHORT TERM: Increase the efficiency and effectiveness of those facilities by expanding and enhancing the Town of Nantucket's recycling and materials-separation programs.
3. SHORT TERM: Continue reclamation of long-standing waste materials from the existing landfill as a means of remediating possible leachate discharges into the island's sole-source aquifer and adjoining inland ponds.

IMMEDIATE (will occur within the timeframe of Town Meeting),

SHORT-TERM (will begin within five years of plan adoption), LONG-TERM (will begin more than five years after plan adoption)



Making It Happen: Ensuring an Adequate Water Supply

The objectives and recommendations listed below are not intended as mandates to the Town of Nantucket, or to any other person, agency, organization, or public or quasi-public entity.

Objective 6.10

To limit the extension of the public water-supply system to the Town Overlay District as identified by this Community Plan.

Recommendation:

1. SHORT TERM: Urge the water companies to extend the public water system only within the Town Overlay District, unless the extension of the system outside of the Town Overlay District is deemed necessary to assure the delivery of water for firefighting, or necessary to provide a safe supply of drinking water in areas where the groundwater supply is determined to be unsafe for human consumption.

Objective 6.11

To provide a public water-supply system that safeguards adequate fire protection.

Recommendations:

1. SHORT TERM: Urge the water companies to establish a program for the extension of the public water supply into areas within growth boundaries that require public water for fire protection.
2. SHORT TERM: Urge the water companies to identify and upgrade those portions of the public water-supply system that are substandard from the standpoint of needed pressure and volume for fire-fighting purposes.
3. SHORT TERM: Urge the water companies to implement the measures identified in Objective 6.12, below, to provide an adequate water supply and pressure for emergencies during periods of peak demand and periods of drought.
4. SHORT TERM: Urge the water companies to continue to implement innovative solutions to fire protection where it is not feasible to extend a conventional water system.



Mary Novissimo

The Community Plan supports upgrading and improving public water-supply transmission, distribution, and storage systems such as the award-winning Wannacomet Water Company water tower on Cliff Road.

IMMEDIATE (will occur within the timeframe of Town Meeting),

SHORT-TERM (will begin within five years of plan adoption), LONG-TERM (will begin more than five years after plan adoption)



Making It Happen: Ensuring an Adequate Water Supply (continued)

The objectives and recommendations listed below are not intended as mandates to the Town of Nantucket, or to any other person, agency, organization, or public or quasi-public entity.

Objective 6.12

To provide an adequate supply of potable water during periods of peak demand.

Recommendations:

1. SHORT TERM: Urge the water companies to institute a program to require water-saving devices for all new construction or the rehabilitation of existing devices.
2. SHORT TERM: Urge the water companies to institute a program to encourage rain gauges on nonagricultural irrigation systems to reduce unnecessary irrigation.
3. LONG TERM: Urge the water companies to institute a program to retrofit existing structures with water-saving devices over a five-year period, to develop a public-education program, and to provide incentives for such retrofits.

Objective 6.13

To upgrade the existing public water-supply transmission, distribution, and storage systems.

Recommendations:

1. SHORT TERM: Urge the water companies to continue and expand the existing programs for modernization and improvement of the distribution system, including fire hydrants, valves, mains, and service connections.

2. SHORT TERM: Urge the water companies to upgrade the water system to eliminate dead ends and to create looped systems.

Objective 6.14

To enhance the current administrative and operational structure of the island's two water companies.

Recommendations:

1. SHORT TERM: Study the feasibility of combining the two water companies into a single entity.
2. SHORT TERM: Urge the water companies to institute the modernization of water-usage monitoring in the Wannacommet and Siasconset systems through new meter installations and remote, electronic monitoring.

Objective 6.15

To mitigate the water-quality impacts of increased moorings in Nantucket's harbors.

Recommendations:

1. SHORT TERM: Restructure the existing mooring field to allocate moorings by size.
2. LONG TERM: Promote alternatives to moorings, such as more boat ramps, valet services, and more upland storage.

IMMEDIATE (will occur within the timeframe of Town Meeting),

SHORT-TERM (will begin within five years of plan adoption), LONG-TERM (will begin more than five years after plan adoption)



Making It Happen: Public Safety

The objectives and recommendations listed below are not intended as mandates to the Town of Nantucket, or to any other person, agency, organization, or public or quasi-public entity.

Objective 6.16

To provide adequate public-safety facilities for a rapid response to emergencies throughout the island.

Recommendations:

1. SHORT TERM: Study the feasibility and cost-effectiveness of establishing central dispatching for all public-safety providers to increase the effectiveness of response and to better coordinate provision of emergency services, and implementing central dispatching if deemed feasible.
2. SHORT TERM: Evaluate the island's system of

private roads to determine where essential improvements are necessary to provide adequate access for emergency; where certain roads are deemed essential for access for emergency purposes to areas of considerable density, consider the dedication of those roads as public roads or the formal negotiation of either public or private maintenance agreements.

3. SHORT TERM: Add additional boat ramps at all harbors for emergency-preparedness purposes and back-up storage sites for vessels hauled during emergencies.
4. LONG TERM: Provide public safety-facility upgrades and expansions to meet current unmet needs in order to achieve nationally recognized standards of fire protection.



Rob Benchley

The Community Plan recommends that public-safety facilities be upgraded and expanded to enable a rapid response to emergencies throughout the island.

IMMEDIATE (will occur within the timeframe of Town Meeting),

SHORT-TERM (will begin within five years of plan adoption), LONG-TERM (will begin more than five years after plan adoption)



Making It Happen: Public Safety

(continued)

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Objective 6.17

To continue the program of placing utility lines underground.

Recommendations:

1. SHORT TERM: Utilize opportunities occasioned by other projects to place utilities (or at least utility conduits) underground.
2. LONG TERM: Continue the program of placing utilities underground in the historic districts of Nantucket and Siasconset and, as opportunities arise, elsewhere throughout the island.

Objective 6.19

To provide adequate public-safety services for new development.

Recommendation:

1. SHORT TERM: Conduct coordinated reviews with fire and police department representatives of all new proposed commercial and large-scale residential developments to see that public-safety considerations are taken into account during the planning and approval stages of those projects, mindful of the adequacy of public-safety facilities.

Objective 6.18

To encourage housing opportunities for potential seasonal public-safety employees as a necessity to attract adequate numbers and quality of employees.

Recommendation:

1. SHORT TERM: Immediately encourage the expansion of seasonal-employee housing opportunities for the Marine and Coastal Resources Department and for the Police Department to provide sufficient staffing during the peak season, consistent with the strategies set down in chapter 2, "Housing Needs" (pages 62-64).

Rob Benchley



Adequate public safety for residents, seasonal employees, and visitors is an important objective of the Community Plan.

IMMEDIATE (will occur within the timeframe of Town Meeting),
SHORT-TERM (will begin within five years of plan adoption), LONG-TERM (will begin more than five years after plan adoption)



Making It Happen: Safe and Adequate Street, Bikepath, and Sidewalk Systems

The objectives and recommendations listed below are not intended as mandates to the Town of Nantucket, or to any other person, agency, organization, or public or quasi-public entity.

Objective 6.20

To maintain the safety and convenience of the public road system.

Recommendations:

1. SHORT TERM: Conduct a survey of the island's private roads to identify those to be acquired as public roads for the safety of residents. These roads should include, but not be limited to:

- Private through-roads that interconnect two or more public roads.
- Major collector roads that are principal or exclusive access roads to neighborhoods with substantial populations.

2. SHORT TERM: Develop and adopt a policy governing the improvement of public roads that is based on the premise that the lowest acceptable road-improvement standard shall be utilized to provide for public safety. A gravel road should be the preferred standard unless the lowest acceptable standard to provide for public safety is found to be a paved road.

3. SHORT TERM: Update and implement the Town of Nantucket's long-range road-maintenance program.
4. SHORT TERM: Include in the Town of Nantucket's long-range capital program funding for public-works maintenance and equipment-storage facilities that are adequate to accommodate present and future maintenance needs.
5. SHORT TERM: Continue to expand in-house maintenance capabilities for the Town of Nantucket's extensive fleet of vehicles.



Rob Benchley

To retain the historic character of the island, the Community Plan supports a road-improvement standard that requires the least change possible, yet ensures the safety and convenience of island residents and visitors.

IMMEDIATE (will occur within the timeframe of Town Meeting),

SHORT-TERM (will begin within five years of plan adoption), LONG-TERM (will begin more than five years after plan adoption)



Making It Happen: Safe and Adequate Street, Bikepath, and Sidewalk Systems (continued)

The objectives and recommendations listed below are not intended as mandates to the Town of Nantucket, or to any other person, agency, organization, or public or quasi-public entity.

Objective 6.21

To adequately maintain the island's system of private roads for public safety.

Recommendations:

1. SHORT TERM: Enforce existing private road-maintenance agreements that are required by the Town of Nantucket.

2. SHORT TERM: Continue to propose that new subdivisions with private roads have homeowners associations that provide maintenance adequate for public safety.
3. SHORT TERM: Encourage the reinstatement of voluntary maintenance agreements where maintenance agreements have lapsed.

Objective 6.22

To provide for safe and adequate pedestrian and bikepath systems (also see chapter 5, "Managing Transportation," pages 123-125)

Recommendations:

1. SHORT TERM: Include in the long-range capital budget funding for constructing new sidewalks and for the ongoing maintenance/reconstruction of existing sidewalks based on the inventory and long-range maintenance program for sidewalks downtown and in the mid-island area.
2. SHORT TERM: Include in the long-range capital budget bikepath facilities in accordance with the priorities set down in chapter 5, "Managing Transportation" (page 123-124) and with the Long-Range Transportation Plan.



Rob Benchley

The Community Plan proposes that each private road be maintained by a homeowners association responsible for providing maintenance adequate for public safety.

IMMEDIATE (will occur within the timeframe of Town Meeting),
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Making It Happen: Park and Recreation Facilities

The objectives and recommendations listed below are not intended as mandates to the Town of Nantucket, or to any other person, agency, organization, or public or quasi-public entity.

Objective 6.23

To maintain and refurbish park and recreation facilities, particularly beaches and parks, to a high standard of quality.

Recommendation:

1. SHORT TERM: Maximize the receipt of revenues from recreation fees, e.g., tennis court fees, to support ongoing recreational programs.

Objective 6.24

To expand recreation facilities to meet the increasing needs of residents, seasonal employees, and visitors.

Recommendations:

1. IMMEDIATE: Immediately upgrade all public restroom facilities to comply with the requirements of the Americans with Disabilities Act (ADA).
2. SHORT TERM: Conduct an analysis of the immediate and long-range recreational needs of the island under the growth assumptions of this Community Plan.
3. SHORT TERM: Identify and acquire land for both current and long-term recreational needs in areas close to population centers, if feasible, in accordance with the needs analysis and in consideration of the patterns of growth under the Community Plan.
4. SHORT TERM: Create a year-round, fully enclosed facility for tennis, handball, and



Mary Novissimo

The Community Plan encourages expanding recreational facilities to meet the needs of residents, seasonal employees, and visitors.

squash at the site of the Town of Nantucket's tennis court facilities at Jetties Beach.

5. SHORT TERM: Upgrade and add walking trails to the Town of Nantucket's existing parks.

Objective 6.25

To revise and implement the Tom Nevers Reuse Plan.

Recommendation:

1. SHORT TERM: Re-examine the recommendations of the Tom Nevers Reuse Plan, and include in the capital budget a long-range improvement program.

IMMEDIATE (will occur within the timeframe of Town Meeting),

SHORT-TERM (will begin within five years of plan adoption), LONG-TERM (will begin more than five years after plan adoption)



Making It Happen: Facilities for Education, Government, Health Care, and the Arts

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Objective 6.26

To provide high-quality educational facilities adequate to meet present and future growth needs.

Recommendations:

1. SHORT TERM: Construct further school capital facilities only after a careful analysis of the projected need. Special consideration should be given to determining the magnitude of the projected population increase that might be transient.
2. SHORT TERM: Provide that any expansion consists of permanent-quality facilities.
3. SHORT TERM: Conduct an ongoing, comprehensive code-compliance and maintenance program based on technical analyses of capital-facilities improvement and maintenance needs, to be included in the Town of Nantucket's long-range capital program.
4. SHORT TERM: Acquire all available vacant land in the vicinity of the current school facilities to accommodate future school-expansion needs.
5. SHORT TERM: Negotiate the acquisition of residential property that abuts school facilities and is deemed essential for future school expansion.
6. SHORT TERM: Negotiate the dedication of some land for small neighborhood parks to augment the supply of recreational facilities in conjunction with the subdivision of private land within a half-mile to one-mile radius of school facilities.
7. SHORT TERM: Prepare a school campus master plan.
8. SHORT TERM: Improve the pedestrian system to interconnect school facilities.
9. SHORT TERM: Consider the legality and feasibility of providing interim housing for school employees to attract high-quality employees. Seek enabling legislation, if needed.
10. SHORT TERM: Establish a new Teen Center as a gathering place for students and focal point for student activities.



Rob Benchley

The Community Plan recommends that any school facility expansion consists of quality, permanent facilities.

IMMEDIATE (will occur within the timeframe of Town Meeting),

SHORT-TERM (will begin within five years of plan adoption), LONG-TERM (will begin more than five years after plan adoption)



The objectives and recommendations listed below are not intended as mandates to the Town of Nantucket, or to any other person, agency, organization, or public or quasi-public entity.

Objective 6.27

To improve school facilities to meet a variety of community needs.

Recommendations:

1. SHORT TERM: Improve and expand off-street parking facilities adjoining the Teen Center for major school and community events.
2. SHORT TERM: If necessary, expand the fee system for private use of school facilities to help defray the cost of operating and maintaining school facilities for community use.

Objective 6.28

To retain and expand governmental offices downtown.

Recommendation:

1. SHORT TERM: Consolidate, to the extent feasible, the location of offices of the Town and County of Nantucket adjacent to the Town and County Building to increase the efficiency of services to the public.

Objective 6.29

To confirm that housing of local government employees is vital to the infrastructure and to consider programs to provide such housing (also see chapter 2, "Housing Needs," page 64).

Recommendation:

1. SHORT TERM: Develop a long-range plan for the provision of affordable housing opportunities for both year-round and seasonal municipal employees and consider the legality and feasibility of providing such housing in the Town of Nantucket's long-range capital program and otherwise through the NRCH and SE programs.

Objective 6.30

To consider central facilities for human/social service agencies to enhance the effectiveness of health-care services.

Recommendations:

1. IMMEDIATE: Consider the legality and feasibility of government involvement in a central human-services center for municipal and nonprofit agencies. Such a facility would offer economies of scale and enhance accessibility and serviceability to the public in need of services.
2. LONG TERM: Provide satellite services in neighborhoods, where feasible.

Objective 6.31

To consider creating a Performing Arts Center.

Recommendation:

1. LONG TERM: Urge the private sector to create a Performing Arts Center that provides a common facility for theater performances, rehearsals, display, offices, technical support, etc.

IMMEDIATE (will occur within the timeframe of Town Meeting),

SHORT-TERM (will begin within five years of plan adoption), LONG-TERM (will begin more than five years after plan adoption)