
Definitions of Terms Used in the *Nantucket Comprehensive Community Plan*

Affordable	When used in the context of housing on Nantucket, a housing unit whose sale or resale price is regulated to be occupied by households with annual incomes less than 150% of the median annual household income for Nantucket County as determined by the most current calculations produced by the U.S. Department of Housing and Urban Development. As of August 2000, this would include a family of four with an adjusted gross income of \$93,450.
Alternative modes of transportation	Methods of transporting people that do not involve the use of private automobiles. Typical examples include buses, shuttle vans, taxis, bicycles, and walking.
Aquaculture	The raising and harvesting of fresh- and saltwater plants and animals.
Approval Not Required ("ANR") endorsement	An endorsement required from the Nantucket Planning Board for the division of land that is not subject to subdivision approval, as set down in Massachusetts General Laws, Chapter 41, Section 81K through GG, and as regulated through the Rules and Regulations Governing the Subdivision of Land, Nantucket Island, Massachusetts, dated December 20, 1999, as it may be amended from time to time.
Approval Required ("AR") Subdivision	An approval required from the Nantucket Planning Board for the subdivision of land, as set down in Massachusetts General Laws, Chapter 41, Section 81K through GG, and as regulated through the Rules and Regulations Governing the Subdivision of Land, Nantucket Island, Massachusetts, dated December 20, 1999, and as it may be amended from time to time.
Assisted living	A housing facility for the elderly and those with special needs that provides assistance with daily activities such as meals, dressing, grooming, etc.
Auto(mobile)-dependent (Pertaining to a land use)	A use of land that because of its location causes reliance on the use of a private automobile for most essential and customary daily transportation needs.
Betterments	A special assessment apportioned to property owners who benefit from public improvements within a specified geographic area. The assessment is based on the value of the improvements in accordance with an equitable proportionate share of the benefit afforded to the property owners as determined by the County or Town of Nantucket. (Derived in part from the <i>Massachusetts General Laws</i>)
Breaking bulk	The act of transferring products from larger to smaller vehicles.
Buildout	Development of land to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations. (<i>A Glossary of Zoning, Development, and Planning Terms; American Planning Association, PAS Report # 491/492</i>)
Cluster, or clustering	A development design technique that concentrates buildings on a specific area of the site to allow remaining land to be reserved for recreation, common open space, or the preservation of historically or environmentally sensitive features. (<i>A Glossary of Zoning, Development, and Planning Terms; American Planning Association, PAS Report # 491/492</i>)

Co-housing	A community that has privately owned clustered houses and shared land, the members of which take a major hand in designing the community for sociability. Co-housing communities often contain a “common house” with kitchen, dining, meeting, workshop, and other facilities shared by the community at large.
Comprehensive Community Plan	A compilation of policy statements, goals and objectives, standards, maps, and statistical data for the physical, social, and economic development, both public and private, of the community. A plan proposed in accordance with Chapter 561 of the Acts of 1973. (<i>A Glossary of Zoning, Development, and Planning Terms; American Planning Association, PAS Report # 491/492</i>)
Comprehensive Wastewater Management Plan ("CWMP")	A community-wide plan that contains strategies for the disposal and treatment of sewage effluent.
Conservation restriction	A right that runs with the land, held by a governmental body or by a charitable corporation or trust, either in perpetuity or for a specified number of years, whether or not stated in the form of a restriction, easement, covenant or condition, in any deed, will, or other instrument executed by or on behalf of the owner of the land or in any order of taking, appropriate to retaining land or water areas predominantly in their natural, scenic, or open condition or in agricultural, farming, or forest use, to permit public recreational use, or to forbid or limit any or all activities as set down in Massachusetts General Laws, Chapter 184, Section 31. (Derived substantially from <i>Massachusetts General Law, Chapter 184, Section 31</i>)
Co-op (cooperative)	A multiple-family dwelling owned and maintained by the residents, with common ownership of the entire structure and real property. (Derived substantially from <i>A Glossary of Zoning, Development, and Planning Terms; American Planning Association, PAS Report # 491/492</i>)
Country or Country Overlay District	In the specific context of this Community Plan, a zoning overlay district encompassing those areas not included in the Town Overlay District. Country is characterized by broad expanses of moorlands and associated habitat, agricultural lands, and existing developed areas of low population density.
Development rights	The right to develop land by a landowner who maintains fee simple ownership over the land, or by a party other than the owner who has obtained the rights to develop. (<i>A Glossary of Zoning, Development, and Planning Terms; American Planning Association, PAS Report # 491/492</i>)
Dormitory, employer	A dwelling in which sleeping accommodations for six or more persons are provided by one or more employers, with occupancy limited solely to their employees. (<i>Nantucket Zoning Bylaw</i>)
Economic diversification	An initiative to develop employment and career opportunities beyond those currently available in a given economy to improve the ability of that economy to respond to downturns in any employment sector. For Nantucket, this means expanding opportunities beyond those afforded in the building trades or the service of tourism.
Geographic Information System ("GIS")	A computer system designed for assembling, storing, manipulating, and displaying geographically referenced information.

Definitions of Terms

Greenbelt	An area proposed in the Community Plan that is part of the Country Overlay District, intended to provide clear delineation between Town and Country. The greenbelt is made up of conserved land used for open space, recreation, and/or agriculture.
Holding, or carrying, capacity	A measure of the ability of the island to accommodate growth and development within its limits defined by infrastructure and natural resource capabilities.
Impact fees	A fee charged by local governments to developers as a total or partial reimbursement for the cost of providing additional infrastructure, facilities, or services needed as a result of new development. (<i>A Glossary of Zoning, Development, and Planning Terms; American Planning Association, PAS Report # 491/492</i>)
Independent living	Housing for the elderly or those with special needs who require little or no assistance with their daily activities.
Infill development	The development of a vacant lot on an existing street in an existing neighborhood or the addition of a secondary dwelling to an existing lot. (Derived substantially from <i>A Glossary of Zoning, Development, and Planning Terms; American Planning Association, PAS Report # 491/492</i>)
Infrastructure	Facilities and services needed to sustain residential, commercial, industrial, and all other land-use activities, including water, sewer lines, and other utilities, streets and roads, communications, and public facilities such as fire stations, parks, schools, etc. (<i>A Glossary of Zoning, Development, and Planning Terms; American Planning Association, PAS Report # 491/492</i>)
Island Perimeter District	A zoning overlay district, the borders of which are defined by areas adjacent to Nantucket Sound and the Atlantic Ocean, between the water and the primary coastal bank, or in the absence of a bank, the line of upland vegetation, within which certain residential and water-dependent uses are restricted. (<i>Nantucket Zoning Bylaw</i>)
Islanders	Those who are committed to living year-round on Nantucket.
Linkage fee	The requirement by local governments that developers provide low-cost housing, day care, or social-activity centers, or funds to provide such housing or services, in relation to the demand created by their development. (<i>A Glossary of Zoning, Development, and Planning Terms; American Planning Association, PAS Report # 491/492</i>)
Nantucket Housing Needs Covenant	An affordable-housing covenant, either in perpetuity or for a specified number of years, limiting the use of all or part of the property to occupancy by persons or families with annual incomes less than 150% of the median annual household income for Nantucket County (\$93,450 as of August 2000) as determined by the most current calculations produced by the U.S. Department of Housing and Urban Development; or restricting the resale price of all or part of the property in order to assure its affordability; or, in any way limiting or restricting the use or enjoyment of all or any portion of the land for the purpose of encouraging or assuring creation or retention of rental and other housing for occupancy by persons or families committed to year-round Nantucket residency within the above-noted income limits.

Nantucket Resident Commitment Housing (NRCH) program	A program that establishes a second market of housing that is restricted for use, occupancy, and resale to persons and families who are committed to live year-round on Nantucket and whose gross family annual incomes are less than 150% of the median annual household income for Nantucket County as determined by the most current calculations produced by the U.S. Department of Housing and Urban Development. For example, as of August 2000, this would include a family of four with an adjusted gross income of \$93,450.
Nantucketers	Those who are committed to living year-round on Nantucket.
Neighborhood Area Plan	A plan for a particular neighborhood or district that provides neighborhood-specific planning goals and objectives, strategies, and land-use plans and proposed bylaw changes, all in the context of this Community Plan.
Neighborhood service centers	Small commercial centers within walking distance of the homes of residents in established neighborhoods that function primarily to serve the convenience needs of those neighborhoods.
Paratransit	A form of public transportation characterized by the flexible routing and scheduling of small vehicles to provide shared occupancy, doorstep, or curbside personalized transportation service. (<i>A Glossary of Zoning, Development, and Planning Terms; American Planning Association, PAS Report # 491/492</i>)
Pocket park	A small neighborhood park intended to serve the passive recreational needs of people living or working within a half-mile radius of the park.
Point system	In the context of a cap on building permits, a system that allocates points to applicants for building permits for the purpose of prioritizing the issuance of building permits to achieve community objectives, (e.g., points that give preference to housing for those committed to living and working on Nantucket).
Preservation restriction	A right that runs with the land, held by a governmental body or by a charitable corporation or trust, whether or not stated in the form of a restriction, easement, covenant or condition, in any deed, will or other instrument executed by or on behalf of the owner of the land or in any order of taking, appropriate to preservation of a structure or site historically significant for its architecture, archaeology, or associations, to forbid or limit any or all activities as set down in Massachusetts General Laws, Chapter 184, Section 31. (Derived in substantial part from <i>Massachusetts General Laws, Chapter 184, Section 31</i>)
Public Wellhead Recharge District	A zoning overlay district, the area of which is established on the basis of hydrologic analyses, that identifies the zone of influence for a public water-supply well. The district provides limitations on land uses and a regulatory review process to protect the underlying drinking-water supply.
Quantitative zoning	The use of performance measures, such as traffic generation, as a basis for establishing limitations on development.
SE (Seasonal Employee) Program	A program that provides a supply of housing restricted for use and occupancy by seasonal employees.
Seamless linkage	A program that "links" various modes of transportation (generally excluding the private automobile) through integrated scheduling, joint ticketing, and other means to smooth the transition between modes, extending from point-of-departure to point-of-arrival.

Definitions of Terms

Secondary dwelling	A second, detached or attached dwelling unit on a lot, subordinate in size to the primary dwelling or residence, used, or intended for use for year-round or seasonal occupancy by families or seasonal employees.
Shoreline	That area immediately adjoining the mean high-water line of the Atlantic Ocean and of Nantucket Sound, or the normal high-water line of inland ponds.
Special permit	A permit process to allow a property use that would not be appropriate generally or without restriction throughout a zoning district, but which, if controlled as to number, area, location, or relation to the neighborhood, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare. (<i>A Glossary of Zoning, Development, and Planning Terms; American Planning Association, PAS Report # 491/492</i>)
Strategic Land Preservation Plan	A plan for the acquisition and preservation of open spaces in the Town of Nantucket that represents the coordinated efforts of, and the pooling of resources by, governmental entities and private organizations to strategically prioritize and acquire open spaces, in accordance with the objectives of the Community Plan.
Sustainable development	Development that maintains or enhances economic opportunity or community well-being while protecting and restoring the natural environment upon which people and economies depend. Sustainable development meets the needs of the present without compromising the ability of future generations to meet their own needs. (<i>A Glossary of Zoning, Development, and Planning Terms; American Planning Association, PAS Report # 491/492</i>)
town	In the specific context of this Community Plan, a generic reference to town, e.g., “Nantucket town,” “in town,” or “going to town.”
Town or Town Overlay District	In the specific context of this Community Plan, a zoning overlay district designated for growth that contain historic developed areas (e.g., the Old Historic District), and those areas deemed suitable for expansion for future growth, limited by the carrying capacity of the town’s infrastructure and its environmental limitations.
Town of Nantucket	In the specific context of this Community Plan, the town government of Nantucket.
Traffic calming	The concept of reducing the adverse impacts of motor vehicles through, among other measures, reducing motorist speed, reducing traffic volumes, and providing more space and safety for pedestrians and cyclists. (Derived substantially from <i>A Glossary of Zoning, Development, and Planning Terms; American Planning Association, PAS Report # 491/492</i>)
Transfer of Development Rights (“TDR”)	A program that can relocate potential development from areas where proposed land use or environmental impacts are considered undesirable (the “donor” site) to another (“receiver”) site chosen on the basis of its ability to accommodate additional units of development beyond that for which it was zoned, with minimal environmental, social, and aesthetic impacts. (<i>A Glossary of Zoning, Development, and Planning Terms; American Planning Association, PAS Report # 491/492</i>)
Zoning Overlay District	A district that prescribes special regulations to be applied to a site in combination with the underlying or base district. (<i>A Glossary of Zoning, Development, and Planning Terms; American Planning Association, PAS Report # 491/492</i>)