
Recommended Bylaws, Plans, Programs, and Studies

The following cross-reference summarizes the proposed new and revised bylaws, plans, programs, and studies recommended within the "Making It Happen" sections of the Nantucket Comprehensive Community Plan.

Recommended Zoning Bylaw Amendments

1. Amendment of the zoning map to align zoning districts with Town and Country Overlay District boundaries. (Obj. 1.1, Rec. 1)
2. Revision of content and nomenclature to be consistent with the concept of Town and Country. (Obj. 1.1, Rec. 2)
3. Creation of neighborhood service centers. (Obj. 1.2, Rec. 3)
4. Amendment of RC, LC, ROH, and SOH zoning districts to better replicate the character of historic structures and existing building patterns while reducing future traffic generation. (Obj. 1.3, Rec. 1; Obj. 3.3, Rec. 2; Obj. 5.9, Rec. 3)
5. Restriction of the size of commercial buildings and encourage commercial "infill". (Obj. 1.4, Rec. 1)
6. Creation of new commercial and residential zones (including mixed-use development) from present RC-2 zone. (Obj. 1.4, Rec. 2; Obj. 3.5, Rec. 1)
7. Creation of new industrial zone from RC-2 zone in vicinity of the airport, and on airport property. (Obj. 1.4, Rec. 3; Obj. 3.5, Rec. 1)
8. Creation of disincentives to develop in the Country Overlay District and incentives to develop in the Town Overlay District. (Obj. 1.6, Rec. 1 and 4)
9. Creation of a bonus incentive pilot program. (Obj. 1.6, Rec. 6)
10. Modification of the building cap point system to incorporate the broad objectives of the Community Plan. (Obj. 1.8, Rec. 1; Obj. 2.3, Rec. 1)
11. Restriction of secondary dwellings in the Country Overlay District by implementing cap limits on secondary dwellings. New secondary dwellings in the Country Overlay District will be allowed only for year-round occupancy. (Obj. 1.9, Rec. 1)
12. Recognition of the boundaries abutting the Town Overlay District. (Obj. 1.10, Rec. 1)
13. Reduction of groundcover and height of structures in the Country Overlay District. (Obj. 1.10, Rec. 2)
14. Creation of a supply of lots with Nantucket Housing Needs Covenants. (Obj. 2.2, Rec. 2; Obj. 2.3, Rec. 2)
15. Creation of a linkage-fee program to dedicate fees to fund NRCH and SE housing programs. (Obj. 2.2, Rec. 5)
16. Creation of requirement that apartments under the new bylaw approved at the 2000 ATM be restricted under the NRCH program. (Obj. 2.3, Rec. 3)
17. Retention of existing apartments, and creation of new apartments in mixed-use areas downtown and mid-island. (Obj. 2.3, Rec. 4; Obj. 3.4, Rec. 1)
18. Building cap point system to favor NRCH restriction of secondary dwelling, especially in the Town Overlay District. (Obj. 2.3, Rec. 5)
19. Allowance of co-op or condominium housing on lots containing secondary dwelling, subject to NRCH restriction of at least one dwelling. (Obj. 2.3, Rec. 6)
20. Development of clear standards for small-scale housing for seasonal employees in existing neighborhoods, and for large-scale (dormitory-style) housing outside of neighborhoods. (Obj. 2.6, Rec. 1)
21. Development of co-housing. (Obj. 2.8, Rec. 3b)
22. Development of home-based businesses that yield employment and retraining opportunities. (Obj. 3.11, Rec. 1)
23. Merger of the cluster and Major Residential Development sections of the Zoning Bylaw into a single Open Space Subdivision provision. (Obj. 4.1, Rec. 1)

24. Protection of private property owners and the public from the liability and risk from siting new homes in areas prone to coastal erosion. (Obj. 4.5, Rec. 1)
25. Protection of groundwater/aquifer quality through groundwater quality monitoring of large-scale development in unsewered areas. (Obj. 4.6, Rec. 3)
26. Provision of strict standards of stormwater management and the control of potentially polluting substances for commercial and industrial uses outside of wellhead district. (Obj. 4.6, Rec. 9)
27. Creation of watershed overlay districts for ponds that may experience impacts from adjoining land uses. (Obj. 4.8, Rec. 2)
28. Requirement for archaeological surveys for major new developments that may impact archaeological resources. (Obj. 4.13, Rec. 1)
29. Requirement that decisions on new or expanded projects do not hinge on mainland standards for automobile and road capacity. (Obj. 5.7.3, Rec. 1)
30. Establishment of Level of Service limitations for traffic at intersections. (Obj. 5.7.3, Rec. 2)
31. Establishment of maximum criteria for the number of parking spaces. (Obj. 5.7.3, Rec. 4a)
32. Allowance of shared parking. (Obj. 5.7.3, Rec. 4b)
33. Requirement that new development undergo a trafficshed analysis. (Obj. 5.9, Rec. 2)
34. Requirement that developers create bikepath connections. (Obj. 5.10.3A, Rec. 4)
35. Creation of incentives and rewards for use of alternative modes of transportation and reduction in auto-dependence. (Obj. 5.10.7, Rec. 3)

Recommended Amendments to the Rules and Regulations Governing the Subdivision of Land

1. Changing of the content and nomenclature consistent with the concept of Town and Country. (Obj. 1.1, Rec. 2)
2. Better replication of the character of existing building patterns. (Obj. 1.3, Rec. 1)
3. Restriction of secondary dwellings in the Country Overlay District by implementing cap limits on secondary dwellings. New secondary dwellings in the Country Overlay District will be allowed only for year-round occupancy. (Obj. 1.9, Rec. 1)

4. Creation of supply of lots with Nantucket Housing Needs Covenants. (Obj. 2.2, Rec. 2; Obj. 2.3, Rec. 2)
5. Building cap point system to favor NRCH restriction of secondary dwelling especially in the Town Overlay District. (Obj. 2.3, Rec. 5)
6. Requirement for archaeological surveys for major new developments that may impact archaeological resources. (Obj. 4.13, Rec. 1)
7. Encouragement of the interconnection of existing and proposed streets. (Obj. 5.7.2, Rec. 1 and 4)
8. Disallowance of cul-de-sacs, except under extreme circumstances. (Obj. 5.7.2, Rec. 2)
9. Requirement that decisions on new or expanded subdivisions do not hinge on mainland standards for automobile and road capacity. (Obj. 5.7.3, Rec. 1)
10. Establishment of Level of Service limitations for traffic at intersections. (Obj. 5.7.3, Rec. 2)
11. Set standards for streets classified as "living," "mixed," and "traffic." (Obj. 5.7.3, Rec. 6)
12. Requirement that new development undergo a trafficshed analysis. (Obj. 5.9, Rec. 2)
13. Requirement that developers create bike path connections. (Obj. 5.10.3A, Rec. 4)

Recommended Amendments to Other Town Bylaws and Regulations

1. Enhancement of siting controls and protecting vistas in the Country Overlay District. (Obj. 1.6, Rec. 3)
2. Consistency with the goals of the Community Plan. (all bylaws and regulations) (Obj. 1.11, Rec. 1-2)
3. Special standards for septic and storm drainage systems within the Nantucket Harbor Watershed. (Health Regulations) (Obj. 4.7, Rec. 1)
4. Addressing of siting, scale, harmony, and other themes to strengthen the protection of historic resources. (HDC Regulations) (Obj. 4.11, Rec. 1)
5. Adoption of standards that limit capacity-based road and intersection expansion and traffic control improvements. (Town Code) (Obj. 5.7.1, Rec. 1-4)
6. Raise peace and quiet to a level transcending current nuisance standards. (Town Code) (Obj. 7.7, Rec. 2)

Recommended Plans

1. NP&EDC's Open Space and Recreation Plan (Update). (Obj. 1.1, Rec. 3b; Obj. 1.5, Rec. 1)
2. Neighborhood Area Plans. (Obj. 1.2, Rec. 1-5; Obj. 1.7, Rec. 3; Obj. 5.7.2, Rec. 5)
3. Strategic Land Preservation Plan. (Obj. 1.6, Rec. 2; Obj. 1.9, Rec. 2; Obj. 3.8, Rec. 1; Obj. 4.1, Rec. 1-8; Obj. 4.11, Rec. 5)
4. Nantucket Resident Commitment Program Operating Plan. (Obj. 2.1, Rec. 1)
5. Protected Land Management Plan. (Obj. 4.2, Rec. 1)
6. Vegetation and Wildlife Management Plan. (Obj. 4.2, Rec. 2)
7. Shoreline and Waterways Access Action Plan. (Obj. 4.3, Rec. 2)
8. Long-range plan to manage pedestrian and vehicular access to shoreline and resources. (Obj. 4.3, Rec. 3)
9. Bicycle and Pedestrian Master Plan (Revision). (Obj. 5.10.3D, Rec. 1)
10. Long-range Transportation Plan (Revision). (Obj. 5.10.3D, Rec. 1)
11. Tom Nevers Reuse Plan (Update). (Obj. 6.25, Rec. 1)
12. School Campus Master Plan. (Obj. 6.26, Rec. 7)
13. Long-range plan for municipal employee housing. (Obj. 6.29, Rec. 1)
14. Island-Based Health Insurance Plan. (Obj. 7.6, Rec. 7)

Recommended Programs

1. Bonus incentive pilot program. (Obj. 1.6, Rec. 5-7)
2. Nantucket Resident Commitment Housing (NRCH) program. (Obj. 2.1, Rec. 1-2; Obj. 2.2, Rec. 1-7)
3. Program of state and local tax credits for owners of businesses who provide housing for their employees. (Obj. 2.3, Rec. 8)
4. Seasonal Employee (SE) housing program. (Obj. 2.6, Rec. 1-3; Obj. 2.7, Rec. 1-4)
5. Program for meeting the housing and support/rehabilitation needs of residents with special requirements. (Obj. 2.9, Rec. 3)
6. Nantucket Artisans Certification Program. (Obj. 3.2, Rec. 1-5)
7. Town of Nantucket-administered seasonal permit program for all vehicles used for personal purposes as might be recommended by the Traffic Congestion Plan Work Group. (Obj. 5.8, Rec. 1)

8. Program to improve access for persons with disabilities in compliance with the Americans with Disabilities Act. (ADA) (Obj. 5.10.4, Rec. 5)
9. "Safe Routes to Schools" (SRS) Program. (Obj. 5.12, Rec. 4b)
10. Comprehensive public relations program to provide an opportunity for dialogue with voters and tax payers concerning the benefits of capital projects. (Obj. 6.3, Rec. 2)
11. Program for the extension of the public water supply into areas within growth boundaries that require public water for fire protection. (Obj. 6.11, Rec. 1)
12. Program requiring water-saving devices for new construction or rehabilitation of existing devices. (Obj. 6.12, Rec. 1)
13. Program to encourage rain gauges on nonagricultural irrigation systems. (Obj. 6.12, Rec. 2)
14. Program to retrofit existing structures with water-saving devices. (Obj. 6.12, Rec. 3)
15. Program for placing utilities underground. (Extend) (Obj. 6.17, Rec. 1-2)
16. Long-range Road Maintenance Program (Update). (Obj. 6.20, Rec. 3)
17. Long-range maintenance program for sidewalks downtown and in the mid-island area. (Obj. 6.22, Rec. 1)
18. Comprehensive code-compliance and maintenance program for the schools based on technical analyses of capital-facilities improvement and maintenance needs. (Obj. 6.26, Rec. 3)
19. Expansion of on-island substance-abuse programs, including prevention programs, recovery-support programs, intervention plans (such as the Police Department's Norwood Plan), and day-treatment programs. (Obj. 7.6, Rec. 4)

Recommended Studies

1. Study of the legality and feasibility of a linkage-fee program to fund NRCH and SE programs. (Obj. 2.2, Rec. 5)
2. Study of the legality and feasibility of increasing the inventory of lots dispersed throughout island neighborhoods for new and recycled year-round homes. (Obj. 2.3, Rec. 2)
3. Study of the legality and feasibility of creating tax incentives for property owners who voluntarily impose Nantucket Housing Needs Covenants on their property or provide year-round rentals. (Obj. 2.3, Rec. 9)

4. Study of the legality and feasibility of subdividing lots containing secondary dwellings only with Nantucket Housing Needs Covenants. (Obj. 2.3, Rec. 10)
5. Assessment of the need and feasibility of providing care facilities for persons with dementia. (Obj. 2.9, Rec. 1)
6. Comprehensive assessment of the long-term effects of shoreline erosion on existing infrastructure—both public and private, historic and recent—including an assessment of the relative costs of relocation versus the implementation of various beach-protection technologies. (Obj. 4.4, Rec. 2)
7. Analysis of the long-term effect of the projected rise in sea level on the island's groundwater supplies. (Obj. 4.6, Rec. 10)
8. Study of Madaket Harbor water quality. (Obj. 4.7, Rec. 2; Obj. 6.8, Rec. 3)
9. Study of the legality and feasibility of methods used by other historic communities to preserve historic interiors. (Obj. 4.11, Rec. 7)
10. Study of methods to encourage greater use of existing incentive-based preservation initiatives, such as the Federal Historic Preservation Tax Program. (Obj. 4.12, Rec. 3)
11. Study of the effects and possible mitigation of island-bound traffic and parking on Barnstable and Hyannis. (Obj. 5.3, Rec. 2)
12. Study of the ways and means of encouraging smooth transitions between the ferries and Nantucket destinations. (Obj. 5.4.3, Rec. 1)
13. Study of the feasibility of establishing a mainland facility to "break bulk." (Obj. 5.4.4, Rec. 2)
14. Study of the feasibility of establishing "quantitative zoning." (Obj. 5.7.3, Rec. 3)
15. Study of the legality of further regulating moped use on the island. (Obj. 5.8, Rec. 3)
16. Study of the viability of a system of feeder vans, perhaps operated by the private sector, in cooperation with the NRTA. (Obj. 5.10.1B, Rec. 4)
17. Study of the feasibility of bikepath "shortcuts" to give bicyclists an advantage in travel time over automobiles. (Obj. 5.10.3A, Rec. 1)
18. Evaluation of bicycle rentals at the airport, initially through a pilot program (Obj. 5.10.3B, Rec. 2)
19. Study of the feasibility of establishing a system of free bicycle fleets and usage, similar to Amsterdam's "white bicycle" program. (Obj. 5.10.3B, Rec. 3)
20. Study of the legality and feasibility of limiting truck size. (Obj. 5.11.1, Rec. 6)
21. Evaluation of the possible redirection of one-way downtown streets. (Obj. 5.11.3, Rec. 2)
22. Study of congestion at the ferry docks. (Obj. 5.11.6, Rec. 2)
23. Study of the legality and feasibility of a system of escalating fines to discourage repeat parking offenders. (Obj. 5.11.7, Rec.1)
24. Study of the feasibility of implementing additional traffic-calming measures along the schools' frontages on Surfside Road and Sparks Avenue. (Obj. 5.12, Rec. 2)
25. Study the feasibility of a coordinated freight-delivery program. (Obj. 5.13, Rec. 1)
26. Study of the feasibility of transferring freight deliveries from trucks to containers, and of establishing a freight link between the harbor and a freight-distribution center near the airport, or elsewhere on the island. (Obj. 5.13, Rec. 3)
27. Analyses of facility-needs, code-compliance, and maintenance-needs under the Community Plan's growth assumptions as a basis for determining the island's long-range capital needs. (Obj. 6.1, Rec. 1)
28. Study of the legality of implementing a visitor or seasonal-use fee structure or tax for non-taxpaying visitors. (Obj. 6.2, Rec. 4)
29. Study of the legality and feasibility of a tax on aviation fuel. (Obj. 6.2, Rec. 6)
30. Study of the feasibility of combining the two water companies into a single entity. (Obj. 6.14, Rec. 1)
31. Study of the feasibility and cost-effectiveness of establishing central dispatching for all public-safety providers. (Obj. 6.16, Rec. 1)
32. Evaluation of private roads for emergency access purposes. (Obj. 6.16, Rec. 2)
33. Analysis of recreational needs. (Obj. 6.24, Rec. 2)
34. Study of the legality and feasibility of providing interim housing for school employees to attract high-quality employees. (Obj. 6.26, Rec. 9)
35. Study of the legality and feasibility of government involvement in a central human-services center for municipal and nonprofit agencies. (Obj. 6.30, Rec. 1)
36. Assessment of the adequacy of public safety services. (Obj. 7.1, Rec. 1)