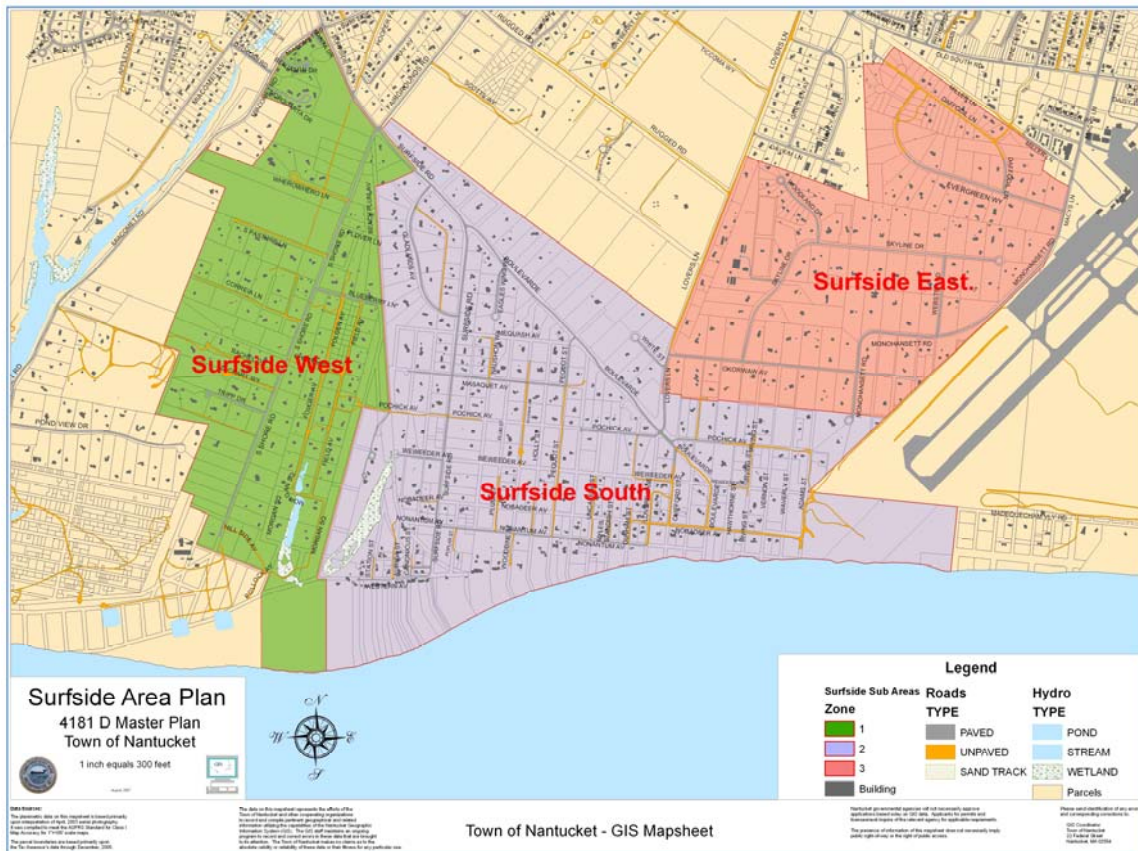


SURFSIDE AREA PLAN

NANTUCKET, MA

ACCEPTED BY THE
NANTUCKET PLANNING & ECONOMIC
DEVELOPMENT COMMISSION
AUGUST 3, 2009



Approved by the Surfside Area Plan
Work Group on June 29, 2009

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INTRODUCTION

During the initial meetings of the Surfside Area Plan Work Group (“SAPWG”), it was realized that the Plan was covering a complex section of the Island and the SAPWG recognized that the Surfside area was comprised of three separate, distinct, and extremely diverse sub-areas; Surfside East, Surfside South and Surfside West. Providing a detailed description of the three areas in this document was considered important in order to understand the scope of the plan and recommendations made to meet each area’s concerns. Following the descriptions of the three areas, the SAPWG recommendations area outlined to address the nine required elements of the 41-81D Master Plan. The goal of these recommendations and statements is to point the way to changes that Surfside needs to improve its community and protect the neighborhoods into the future. **See attached Map A.**

SURFSIDE EAST

Surfside East is the newest area of development of the three distinct neighborhoods that the Surfside Area Plan covers. Walter Glowacki subdivided the northern part of Surfside East in the late 1970's. The southerly portion of the area was part of a large tract of land subdivided by Surfside Realty Trust in 1981. Though both subdivisions are substantially developed, lot improvements continue to the present.

The neighborhood is primarily comprised of year-round residential properties with some seasonal properties interspersed in this large-lot area that is comprised of the Residential-20 zoning district, which requires a minimum lot size of 20,000 square feet, at the northernmost part (portions of Evergreen Way, Daffodil Lane, Mayflower Circle and Little Isle Way) and a small section of the northwesterly area (Woodland Drive); and the Limited-Use-General-2 zoning district, which requires a minimum lot size of 80,000 square feet, considered two acres for zoning purposes. The neighborhood is characterized as quiet and rural, with substantial amounts of native vegetation preserved on the lots. There are no street lights, bike paths or sidewalks in a majority of the area. However, Evergreen Way, Daffodil Lane, Mayflower Circle, Little Isle Way, and Woodland Drive contain sidewalks. A majority of the area has no town services such as municipal water and sewer available at this time, with lots individually serviced by wells and septic systems. Due to the lack of municipal water, fire suppression issues are a concern to the majority of this area. However, the aforementioned specific traveled ways have the benefit of certain municipal services: Evergreen Way, Daffodil Lane, Mayflower Circle, and Little Isle Way are serviced by water and sewer and Woodland Drive is serviced solely by water. Surfside East is serviced by the United States Postal Service with rural delivery. Throughout the neighborhood there are a number of pre-existing nonconforming smaller lots.

Neighborhood residents are largely members of the trades, local business owners and/or their employees and Town of Nantucket employees. Several lots contain primary and secondary dwellings with two stories and a maximum height of 30 feet, with various out-buildings. Though there are no commercial zoning districts contained within Surfside East, many residents operate home occupations. The neighborhood also contains several scattered-site affordable housing units.

Though not immediately proximate to the Surfside Beach area, the neighborhood relies upon informally and formally established trails, paved and dirt roads for direct access through the abutting Surfside South area. The roads through this area are heavily used to access the Surfside Beach area by the general public.

The neighborhood can be accessed from several points from other areas of the Island. Roads contained within Surfside East are primarily paved, private ways. However, the primary roadways are used in large part by the island community

as a means of access to and from the airport area and Surfside Beach and beyond. The main paved private roads are in constant need of repair from use by the general public. There is currently no NRTA service to the neighborhood.

The area is proximate to and impacted by the Nantucket Memorial Airport activities to the east, more so than Surfside South or Surfside West. In addition, the area is impacted by the commercial zones to the north and west. **See attached Map B.**

SURFSIDE SOUTH

Surfside South is the oldest area of development of the three distinct neighborhoods that the Surfside Area Plan covers. In the late 1800's the area was serviced by a train in the summer, a hotel and a life saving station and became a vacation spot for islanders and visitors alike in the waning days of the whaling industry. In the 1880's the area was subdivided into small lots with numerous paper roads that are still shown on current maps. However, a small part of the northerly section of this area was part of the large tract of land that was subdivided in 1981 by Surfside Realty Trust. Over time, residential housing was constructed and a thriving summer cottage community was developed throughout the 1900's that took advantage of the area's proximity to the Surfside Beach area. The former Life Saving Station was converted into the Star of the Sea Youth Hostel. Surfside South has seen increased development for both summer and year-round residential purposes and is considered a prime location for real estate investment. Many properties have undergone alterations and expansions and the size of structures has increased.

The neighborhood is still a vibrant beachside community of primarily seasonal residents interspersed with a growing year-round population. There is a mix of the Limited-Use-General-3 zoning district, that requires a minimum lot size of 120,000 square feet, considered three acres for zoning purposes; Limited-Use-General-2 zoning district, that requires a minimum lot size of 80,000 square feet, considered two acres for zoning purposes; Limited-Use-General-1 zoning district, that requires a minimum lot size of 40,000 square feet, considered one acre for zoning purposes; and Residential-20, that requires a minimum lot size of 20,000 square feet; with the latter primarily situated along the shore area. Throughout the neighborhood there are a number of pre-existing nonconforming smaller lots.

The neighborhood is characterized as quiet and rural, though more densely settled than Surfside East or Surfside West, with substantial amounts of native vegetation preserved on the lots. There are no street lights. There are also no town services such as municipal water and sewer available to this area at this time, with lots individually serviced by wells and septic systems. Due to the lack of municipal water, fire suppression issues are a concern to this area. The area is serviced by the United States Postal Service with rural delivery.

Neighborhood residents are largely summer residents and summer visitors in rental housing. Several lots contain primary and secondary dwellings with various out-buildings. In contrast to Surfside East and West, Surfside South contains many older small beach cottages that are not winterized and are reminiscent of the original beach cottage community dating from the turn of the last century. Though there are no commercial zoning areas contained within Surfside South, some residents operate home occupations. The neighborhood also contains several scattered-site affordable housing units.

The area is immediately proximate to the Surfside Beach area, and the neighborhood relies upon informally and formally established trails, paved and dirt roads for direct access to the Surfside Beach area. There are also several paper roads still in existence throughout Surfside South that have been historically used for walking trails.

The neighborhood can be directly accessed from other areas of the Island primarily from Surfside Road, a public roadway. The remaining roads, other than Nonantum Avenue and Western Avenue, contained within Surfside South are private ways used primarily by residents of those ways. The northerly paved private road, known as the Boulevarde, is used in large part by the island community as a means of access to and from the airport area and beyond, and is in constant need of repair from use by the general public. There is little pavement in Surfside South, other than the public roadways of Surfside Road, Nonantum Avenue and Western Avenue and the aforementioned Boulevarde. There is currently a seasonal beach shuttle service to the Surfside Beach parking lot operated by the NRTA. There is a bike path/side walk that is adjacent to Surfside Road, terminating at the Surfside Beach parking lot, which provides a connection to other bike paths in the interior of the Island.

The area is proximate to, and impacted by, the Nantucket Memorial Airport flight path approach to the east/north/south. Commercial activity, otherwise, is confined to the Town-owned property that contains Surfside Beach, parking lot and concession stand. The beach activities on the public property are monitored by lifeguards and patrolled by the Nantucket Police Department during the summer season. The increase in use of the beach area in the summer season has a multi-pronged impact on Surfside South in general, and most particularly on those properties in close proximity to the beach.

The Surfside South area is also known for being a favorite recreational site for surfcasting, recreational swimming and surfing. It also provides one of the few island sites to which vehicular beach access to the shoreline is still allowed with proper permits. **See attached Map C.**

SURFSIDE WEST

Surfside West began to be developed in the early 1970's and continues to the present. The area is largely comprised of small large-lot subdivisions. It is perhaps the most diverse of the three neighborhoods that the Surfside Area Plan covers. It is also the largest year-round rural residential area serviced by one access point, South Shore Road.

The neighborhood is comprised of primarily year-round properties interspersed with a few seasonal properties. The area is a mix of the Limited-Use-General-2 zoning district that requires a minimum lot size of 80,000 square feet, considered two acres for zoning purposes; and Limited-Use-General-1 zoning district, that requires a minimum lot size of 40,000 square feet, considered one acre for zoning purposes. There are few pre-existing nonconforming lots located in the neighborhood.

The neighborhood is characterized as quiet and rural. However, portions of Surfside West are becoming more densely settled, due to construction of 28 units associated with an affordable housing development on three and a half acres, as well as an assisted/independent living complex ("Sherburne Commons") with over 40 units, and on the westerly side, the presence and proposed expansion of the Nantucket Housing Authority development. Other than those two entities, a substantial amount of native vegetation is preserved on the larger residential lots. There are few street lights along South Shore Road. Town services such as municipal water and sewer are now available to some property owners in this area, though a majority of properties continue to be serviced by private wells and septic systems. Due to the recent introduction of municipal water, fire suppression issues are more adequately addressed. However the lack of alternative vehicular exits from the area in the case of an emergency remains a concern. The area is serviced by the United States Postal Service with rural delivery.

Properties are largely owner-occupied with some rental housing interspersed. Several lots contain primary and secondary homes with various out-buildings with two stories and a maximum height of 30 feet. There are also several barns in the neighborhood that are privately owned and contain livestock. Many area residents operate home occupations. Neighborhood residents are largely members of the trades, local business owners and/or their employees and Town of Nantucket employees.

The area is immediately proximate to the Surfside Beach area to the south. However, that area is occupied substantially by the Town of Nantucket's Waste Water Treatment Plant and ancillary housing units. The neighborhood relies upon informally and formally established trails, paved and dirt roads for direct access to the Surfside Beach area. There are also several paper roads still shown on

current maps throughout Surfside West that have been historically used for walking trails.

The single access road servicing the area and the sole public way in Surfside West, South Shore Road, is accessed from Surfside Road to the north. The remaining roadways contained within Surfside West are private ways used primarily by residents of those ways as they are not through roads. There is a mixture of paved and unpaved roads in Surfside West, with the public roadway of South Shore Road, and private roadways of Blueberry Lane, Folger Avenue, South Pasture Lane and Tripp Drive, being paved. There is currently no shuttle service directly into the neighborhood though there is a shuttle stop operated seasonally by the NRTA located at the intersection of Surfside Road and South Shore Road. There is a bike path/side walk that is adjacent to South Shore Road, terminating at the beach area, and which provides a connection to other bike paths in the interior of the Island.

The area is proximate to, and impacted by, the Nantucket Memorial Airport flight path approach to the south/east/north. Commercial activity is confined to the “grandfathered” salvage yard property on South Shore Road, Sherburne Commons and the Town of Nantucket’s Waste Water Treatment Plant. During the summer season there is an increase in use of the beach area for recreational purposes, which has a direct impact on Surfside West and the traffic on South Shore Road, and most particularly to those properties located in close proximity to the beach. **See attached Map D.**

ELEMENTS

1. Goals and Policy Statement:

The goals and policy of the Surfside Area Plan (“Plan”) are to articulate a vision for the Surfside area as a unique area of Nantucket, comprised of three diverse neighborhoods with their own areas of concern and particular features. The goal of the Surfside Area Plan Work Group is to preserve the diversity and character of these distinct neighborhoods, while addressing the issues facing each one individually and as a whole with common concerns. The SAPWG recommendations support this goal and endeavor to be as comprehensive and inclusive as possible.

The objectives laid out in the Nantucket Comprehensive Plan as well as the nine elements specified in the 41-81D Master Plan, as endorsed by the Nantucket Planning Board and a Town of Nantucket Annual Town Meeting vote in April 2009, were considered when developing the Plan. The SAPWG considered comments from written surveys of the area’s residents specific to their own neighborhoods, information gained from various meetings, and from comments made once the initial draft of the Plan was made available on the Town’s website. In addition, the SAPWG took into consideration information obtained from various Nantucket Town departments and other expert sources.

2. Land Use:

The Surfside area is primarily residential in character. It contains an historic beach front area heavily utilized by the public for recreational purposes. The SAPWG recommendations reflect the Surfside area's desire to maintain the neighborhoods and to make appropriate land use element changes in order to sustain and preserve the unique character of each of the three neighborhoods.

1. The SAPWG recommends establishing zoning specific to the the Surfside Area, (similar to that which has been adopted in the Siasconset Area), with the future goal of creating zoning districts with requirements that would more accurately reflect the existing underlying development patterns and to further protect the Surfside Area's unique neighborhood characteristics as well as open space.
2. Based upon the foregoing, the SAPWG recommends that a perimeter beachfront zoning district be established that would encompass properties within a prescribed distance from the beach area, within which a maximum height of 25 feet for structures would be allowed and an allowance for increased ground cover would be available for construction of single-story structures. The goal would be to maintain the smaller summer cottage characteristics of the original beach community proximate to the beach area as well as public sight lines to the ocean.
3. Based upon the foregoing, the SAPWG recommends that groundcover allowances be reduced for sub-minimum lots. Sub-minimum lots with a lot size from 5,000 to 7,500 square feet of lot area would be allowed a maximum ground cover of 20% rather than 1,500 square feet as is currently a matter of right. This would avoid overbuilding of small nonconforming lots within the largely rural context.
4. The SAPWG recommends the regularizing and "rationalizing" of the areas where zoning district boundary lines within the Surfside Area are inconsistent with property boundary lines and in some cases, bisect individual parcels. Such realignment of zoning district boundary lines to more appropriately follow property boundary lines would eliminate individual properties from the imposition of different zoning district requirements within one parcel's lot lines.

5. The SAPWG recommends that the area serviced by South Shore Road, within Surfside West, be assessed for rezoning from LUG-2 to LUG- Residential-40 depending on parcel's location within the Town or Country Overlay Districts, should that be supported by the residents as a viable option. The SAPWG notes that the area already contains Sherburne Commons with 52 units and Abram's Quarry, a 40B development with 28 units and a possible future 40B extension, and that one interior area has already been re-zoned from LUG-2 to LUG-1. Therefore rezoning to LUG-1 or R-40 would more accurately reflect the a portion of the underlying development pattern and reduce the existing lot size disparity.
6. The SAPWG recommends that the area bounded by a northerly line running in an east-west direction along the rear property lines of those properties that front on Pochick from Lovers Lane on the west to Adams Street on the east; bounded on the west by a line beginning at the intersection of the northerly line referenced above, running in a southerly direction along Lovers Lane to the intersection of the Boulevard then running southeasterly along the Boulevard to the intersection of Weweeder Avenue; bounded on the south by a line running easterly along Weweeder Avenue from the intersection of the Boulevard to Adams Street; bounded on the east by a line running along the southeasterly/easterly/northerly boundary line of the parcel located immediately east of Adams Street from the intersection of Weweeder Avenue to the referenced northerly boundary line of those properties fronting on Pochick, be re-zoned from LUG-2 to LUG-1 in order for the overlying zoning district to more accurately reflect the existing lot sizes and development pattern. **See attached Map E.**
7. The SAPWG recommends that the status of all paper roads throughout the Surfside Area be assessed. Those that provide a clear public benefit or that may be required for emergency vehicular access should be maintained and improved to minimum standards. Those that do not have a public benefit should be extinguished and disposed of as part of the Town's "yard sale program", with the attention paid to preserving walking paths that are deemed important to maintain.
8. The SAPWG recommends that all Town identified public beach access points be clearly marked and that any attempt by adjoining neighbors to encroach upon the access paths or limit public use of these paths should be dealt with promptly by the appropriate Town enforcement agencies.

9. The SAPWG recommends that property owners be encouraged to use existing traveled roadways to access their properties and not open new paper roads when access is already provided from an existing roadway. Those portions of roadways that are not currently used for access to properties and where access is already available from other points, should be extinguished.

- 10 The SAPWG recommends that the Surfside Area should remain residential in character and no commercial zoning district be imposed upon any part of the area covered by this document, with note that there are home occupations that may be otherwise permitted in residential zoning districts.

3. Housing:

Each of the three Surfside area neighborhoods are comprised of different housing demographics, but share common characteristics such as residential dwellings with varying proportions of year-round versus seasonal residency. Within each area there are significant numbers of affordable housing units. The objective is to balance housing needs while maintaining substantial open space areas. SAPWG recommendations reflect the changes and protections that need to be implemented in order to maintain the unique character of the three neighborhoods.

1. The SAPWG recommends the formal establishment of a Surfside Planning Committee to coordinate efforts to maintain the unique characteristics of the three distinct neighborhoods and represent the interests of the Surfside area before Town entities.
2. The SAPWG recommends that an island perimeter beachfront zone be adopted that would limit building height to a maximum of 25 feet for primary structures and 22 feet for ancillary structures, including secondary dwellings and out-buildings.
3. The SAPWG recommends the establishment of standards to be used as a guideline for determining appropriate residential development within the three defined neighborhoods. The Surfside Planning Committee will assist in delineating areas where houses are similar in style, mass, and height, and, in some cases, history.
4. The SAPWG recommends that the standards for determining existing development patterns in these individual neighborhoods be codified by a database developed by the Surfside Planning Committee. The findings would be helpful to Town Boards, Committees, and Commissions, such as the Historic District Commission. Any new development would then be required to be consistent with existing patterns and styles.
5. The SAPWG recommends that a framework of communication be established between neighbors of proposed affordable housing sites and any agency involved with affordable housing projects prior to the approval of such proposals.

6. The SAPWG supports the use of selected Town-owned property for affordable housing as a joint venture between the appropriate entities and the Surfside Planning Committee. The SAPWG also supports the offering of existing Town-owned land with high value for sale or “in trade” for other lands to avoid clustering of affordable housing lot sites within one neighborhood, and to provide funding for such entities as the Nantucket Housing Trust as created by a vote at the April 2009 Annual Town Meeting and for other Surfside area improvements.
7. The SAPWG supports the Town’s yard-sale program to abutting property owners of Town parcels that cannot be developed in order to maintain the character of a particular neighborhood and to increase the tax base.

4. Economic Development:

The residential character of each of the three Surfside neighborhoods is protected by current zoning. The objective of the Surfside Area Plan is to maintain this residential character in perpetuity as distinct from commercial areas of the Island.

1. The SAPWG recommends that the Surfside Area remain residential in character and no commercial zoning district be imposed upon any part of the area covered by this plan other than that which is otherwise permitted, such as home occupations or cottage industries.

5. Natural and Cultural Resources:

Within the Surfside area there are a number of historic sites such as the Life Saving Station (now youth hostel), Native American burial ground and camp sites, and the former railroad bed. The Surfside area also contains several of the Island's most valuable natural resources such as the dunes, beaches, ponds and undisturbed native vegetation. The objective of the Surfside Area Plan is to preserve these resources in perpetuity.

1. The SAPWG supports preserving the rural, natural character of the Surfside area and recognizes the importance of maintaining rural dirt roads as opposed to unnecessarily paving these private roads.
2. The SAPWG supports the preservation efforts to maintain open space in the Surfside area and any Native American habitats either existing or still unknown in the area, particularly where artifacts have been discovered, such as the Native American cemetery on the Nantucket Housing Authority property along Surfside Road, as well as the large deposit of Native American artifacts found at Sherburne Commons.
3. The SAPWG also supports efforts to maintain and preserve the historic dune and beach areas with the imposition of appropriate rules and regulations and the enforcement of same to protect these areas from public abuse. SAPWG supports research and development of a plan to abate erosion of the Surfside Beach and dune area.
4. SAPWG supports efforts to maintain and preserve the historic railroad bed and creation of a walking path with use for passive recreational purposes.

6. Open Space & Recreation:

The SAPWG supports implementation of appropriate measures that would preserve open space, while mitigating the impact of heavy recreational use upon the three Surfside area neighborhoods. SAPWG further supports all conservation efforts, enforcement measures and programs that would further the goals of maintaining pristine open spaces and that would continue to enable reasonable public access to recreational areas.

Open Space:

1. The SAPWG recommends the setting of a maximum height for structures, to preserve the rural character and sense of open space, sited within a prescribed distance from the coastal dune. We recommend the establishment of a perimeter beachfront zoning district along the shore line, to preserve scenic ocean views and at a minimum, visual access for the public to open space in the Surfside area.
2. The SAPWG supports efforts by the Nantucket Land Bank to acquire parcels specifically within the Surfside area for purposes of preserving open space and beach access for recreational use and passive enjoyment by the public.
3. The SAPWG supports the use of conservation restrictions and other conservation tools as a means to preserve open space situated on private property.
4. The SAPWG supports the strict adherence to, and acknowledges the critical importance of, the Nantucket Beach Management Plan for protecting the dunes and beach areas in Surfside.
5. The SAPWG recommends that the Town-owned land along the former railroad bed be dedicated for open space as passive recreational use as part of the “green belt” plan, either through restrictions on the use of the property placed by the Town as the owner or through transfer of title to an entity such as the Nantucket Land Bank for use consistent with that organization’s goals and objectives.

Recreation:

1. The SAPWG recommends that Town agencies provide regular maintenance and repair to the Surfside Beach concession stand and bathrooms, and other such public access areas as paths and stairways to the beach to ensure safe and adequate beach access. Further, the SAPWG recommends that the appropriate entity install and maintain signage indicating public access ways and any restrictions pertaining to beach usage. SAPWG also supports such programs as the “Footprints Only”, “ACK Clean Team” and other similar campaigns for all Surfside area beaches, and recommends formalization of these efforts.
2. The SAPWG supports the “One Big Beach” Plan and recommends that the Town, pursuant to the Nantucket Beach Management Plan and acting through its Rights of Way Committee and the NP&EDC, identify and secure access to public beaches, waterfront areas, or beaches with granted easements
3. The SAPWG supports the enforcement of existing leash laws with particular attention to the beach areas; and with emphasis on the fact that it is the responsibility of owners to control and pick up after their pets.
4. The SAPWG supports controlled vehicular access in conjunction with the Beach Management Area Plan to designated Surfside Beach areas with appropriate restrictions and permits.
5. The SAPWG recommends a continuing education effort to encourage the removal of all trash and litter from Surfside area beaches. SAPWG further recommends that the Town of Nantucket adopt regulations with regard to trash disposal, which would include imposition of penalties, in order to curtail the wanton disposal of personal trash and litter along the roadsides in the Surfside area, particularly those areas immediately adjacent to the beach access points. The placement of additional appropriately designed trash receptacles at certain beach access points with a comprehensive plan for regular collection is recommended.
6. The SAPWG recommends the creation of a playground area adjacent to the public Surfside Beach area.

7. Services and Facilities:

The rural, residential character of the three Surfside area neighborhoods is impacted by numerous internal and external forces, such as the surrounding commercial properties, Sherburne Commons, the Nantucket Memorial Airport, the Nantucket Waste Water Treatment Plant, multiple affordable housing units, and heavy use of the beach areas. These entities engender substantial traffic through the residential neighborhoods from outside the Surfside area utilizing both private and public ways. The rural character of the neighborhoods, along with a majority of the roads being private, presents challenges in the provision of reliable delivery of some essential services.

1. The SAPWG supports the stringent enforcement of existing laws and regulations as to parking and speeding in the Surfside area, with particular emphasis during the summer months and at night in the parking areas adjacent to the beach access points. Parking enforcement would also ensure that roadways are left passable by emergency vehicles and ensure postal delivery to the rural areas.
2. The SAPWG supports establishment of a “Neighborhood Watch” program, in areas that are largely uninhabited on a year-round basis to protect vacant dwellings, and in order to increase safety in year-round residential rural areas of Surfside.
3. The SAPWG recommends a feasibility study for creating water reservoirs to provide sufficient water reserves to be utilized by the Nantucket Fire Department in fire suppression in any area not currently serviced by municipal water and fire hydrants.
4. If water reservoirs can not be provided, the SAPWG recommends extending the municipal water lines to the Surfside area in order to provide an adequate system of hydrants to aid in fire suppression
5. The SAPWG recommends all traveled ways in the Surfside area be clearly marked with appropriate signage and supports enforcement of the Town Code that requires all houses to be clearly marked with street numbers.

6. The SAPWG recommends strict adherence to the noise abatement program as adopted by the Nantucket Airport Commission and asks there be consistent enforcement of appropriate penalties for infractions.
7. The SAPWG recommends relocation of the General Aviation jet ramp parking area to the northeast side of the airport property in order to minimize the negative impact from noise and fumes on the residential properties adjacent to the westerly side of the airport property. SAPWG also supports all other efforts by the Nantucket Memorial Airport to minimize said impacts on the surrounding residential neighborhood of Surfside East.
8. The SAPWG recommends a regular outreach effort be undertaken by the Nantucket Airport Commission/Administration to the property owners proximate to the airport property in the Surfside area in order to improve communication and encourage public participation in airport related issues that affect the abutting residential properties.
9. The SAPWG recommends that the airport aircraft parking ramp lighting be redirected and diminished to prevent light pollution and light trespass to adjacent neighborhoods. Nantucket Ordinance Chapter 102 Outdoor Lighting should be used as reference and guidance.
10. The SAPWG opposes the implementation of a bulk fuel off-loading facility in the ocean off the south shore area, particularly the Surfside Beach area. SAPWG concerns include the negative impact to the fragile environment, wildlife, and use of the beaches, should the beaches become fouled from a disastrous spill.
11. The SAPWG recommends seasonal sanitary facilities at access points to Nobadeer Beach as well as regular trash pick-up.
12. The SAPWG supports provision of an adequate budget for the Nantucket Park and Recreation Department in order to provide sufficient funding to maintain the Surfside Public Beach concession stand and bathrooms, including regular painting and improved fixtures. SAPWG also recommends regular inspections of these bathrooms to ensure they are maintained and cleaned by the concessionaire per the terms of their lease.

13. The SAPWG recommends the burial of remaining utility service lines in the Surfside area, in order to protect utility service from the elements and lessen visual impact on the rural character of the area.
14. The SAPWG recommends that the NRTA provide regular service to the Surfside Beach area and further recommends the expansion of service to run earlier and later in the summer season.
15. The SAPWG continues to support the multi-level senior care facility know as Sherburne Commons remaining on the current site off of South Shore Road in Surfside West. The SAPWG acknowledges that there is a need for this type of facility. However, the surrounding neighborhood remains rural in character and the SAPWG opposes the introduction of an alternative use, such as nonresidential municipal or other commercial uses on this site. Such uses would not be in harmony with the neighborhood or Surfside West and would have a negative impact on the quiet residential character.

8. Circulation:

Each of the three Surfside area neighborhoods has its own circulation challenges. Circulation should be improved throughout the Surfside area, which is a mix of dirt and paved, public and private roads. SAPWG supports urgent action to improve circulation to provide safe access for the public in general and residents in particular, with emphasis on improving access for public safety vehicular access. Provision of a second means of access to the Surfside West area should be explored to address safety concerns.

1. The SAPWG supports the Town of Nantucket's immediate taking of the following traveled ways, currently used by the public extensively as thoroughfares, in order to allow the Town to maintain an alternate public access to the airport area and beyond: **See attached Map F.**
 - The Boulevard from the intersection of the Boulevard and Surfside Road, and running in a southeasterly direction to the intersection of the Boulevard and Clifford Street;
 - Lovers Lane from the intersection of the Boulevard and Lovers Lane, and running in a northerly direction to the intersection of Lovers Lane and Okorwaw Avenue;
 - Okorwaw Avenue from the intersection with Lovers Lane, and running in an easterly direction to the intersection with Monohansett Road;
 - Monohansett Road from the intersection with Okorwaw Avenue, and running in a north by northeasterly direction to the intersection with Airport Road and Miller Lane;
 - Nobadeer Avenue, portions of Dunham Street, Lovers Lane and Adams Street as proposed by the County Commissioners;
 - Clifford Street from Nobadeer Avenue to the Boulevard;
 - After the aforementioned takings, the SAPWG recommends improving this route to increase visibility along the route, particularly along Monohansett Road. The route is already heavily trafficked by the general public and immediate steps should be taken to provide a uniform paved surface and greater lines of sight.
2. After the aforementioned takings, the SAPWG recommends that NRTA expand its commuter shuttle service to include a route to the

airport area and beyond, along the Boulevarde, Lovers Lane, Okorwaw Avenue and Monohansett Road.

3. The SAPWG supports the planned improvements to the Surfside Beach public parking lot.
4. After the aforementioned takings, the SAPWG recommends that the Town install child safety signage and impose appropriate speed limits on this route. In addition, The SAPWG recommends increasing the child safety signage on existing public roadways in appropriate areas in the Surfside area in general with specific emphasis on the roadways proximate to the beach access points.
5. After the aforementioned takings, the SAPWG recommends that the Town construct a bike path following these routes to the Airport. A bike path along Nonantum Avenue should also be explored.
6. The SAPWG recommends the creation of an alternate means of access to the South Shore Road area, as there is currently one access point for the large year-round population. This would increase the access for emergency vehicles and provide for the safety of the residents of this area should access to Surfside Road via South Shore Road be impeded.
7. The SAPWG recommends that existing rural roads remain rural in character. However, we support development of a clear policy statement as in the Rights of Way recommendations that dirt roads currently used for access to improved properties should be maintained to minimum standards for providing emergency vehicular access.
8. The SAPWG recommends the installation of a stop sign at the intersection of the Boulevarde and Clifford Street, at the northeast corner.
9. The SAPWG recommends the extinguishment of currently unused paper roads where practical, with particular emphasis on those roads that abut properties that are currently serviced by alternate routes. No new paper road openings should occur where adequate access is provided and in use from a separate street or way.
10. The SAPWG recommends the provision and maintenance of those existing walking paths to the beach access points, which are determined to be in the best interest of the public in order to preserve specific paper roads. SAPWG also recommends those paper roads not deemed necessary to preserve, be extinguished.

11. The SAPWG recommends that all Surfside area public roads, bike paths, drainage systems, sight lines, and road markings be properly maintained. SAPWG encourages all private road abutters to follow this recommendation as well.

9. Implementation:

The Implementation Program element defines and schedules the specific actions necessary to achieve the objectives of each element of the area plan.

1. The SAPWG recognizes that planning is an ongoing process and recommends the formal creation of a Surfside Planning Committee, as outlined in item #1 of the Housing Element section of the Surfside Area Plan. This Committee will work closely with and assist the NP&EDC and other Town Departments in the implementation of the Surfside Area Plan recommendations pursuant to Nantucket's 41-81D Master Plan. This Committee will consist of no less than six members, equally representing all three neighborhoods of the Surfside area covered by this Plan, plus two members at large, and its tasks and mission will be reviewed annually.

APPENDIX