



NANTUCKET PLANNING OFFICE

MEMORANDUM

Date: March 30, 2009
To: NP&EDC
From: Leslie Woodson Snell, AICP
Re: Master Plan Review

In accordance with the Land Use Partnership Act, which is a package of legislative reform to Massachusetts zoning enabling laws, **the NP&EDC must certify that the Master Plan is complete and consistent with the Commonwealth's land use objectives** as noted below.

To be certified as complete, the Plan shall contain:

- a. **an overall statement of the land use goals and objectives of the municipality for its future growth and development, including specific reference to each of the five areas including: economic development, housing, open space protection, water management, and energy management**
 - the Goals and Policies Statement section of the Master Plan discusses each of these five areas

- b. **a description of the zoning and other land use regulation policies that will be used to implement those goals and objectives, including with respect to each of the five areas including: economic development, housing, open space protection, water management, and energy management**
 - the Land Use section of the Master Plan discusses expansion of tailored commercial areas and elimination of districts allowing a wide diversity of uses, creation of mixed use areas containing a variety of commercial and housing opportunities, and preservation of large lots and conservation tracts in the Country Overlay District (COD)

- the Cultural and Natural Resources as well as the Open Space and Recreation sections discuss open space protection and water management, including both surface and ground water.
 - energy management is discussed in several sections of the Master Plan including Economic Development, Natural and Cultural Resources, and Services and Facilities
- c. **an assessment of the infrastructure improvements needed to support the implementation policies and strategies identified in (b);**
 - the Services and Facilities as well as the Circulation sections of the Master Plan discuss forecasted future needs for infrastructure improvements that include implementation of the policies and strategies identified in (b)
- d. **an assessment of the plan’s consistency with any applicable existing regional plan or planning guidance**
 - the Circulation section of the plan is entirely consistent with the Regional Transportation plan
- e. **an overall assessment of the plan’s consistency with the Commonwealth’s land use objectives**
 - see comments in the land use objectives section below
- f. **an assessment of the plan’s specific compliance with the minimum standards for consistency**
 - see comments in the land use objectives section below
- g. **a description of the manner and degree of public participation and involvement in the preparation of the plan**
 - the public comment period was officially “open” for a period of sixty (60) days in October and November of 2008. Both before and after that time, the Planning Board accepted comments posted on the Master Plan web-site, voiced during the public comment period of each meeting, and submitted in writing. Concepts from both the 1990 Goals and Objectives for Balanced Growth and the 2000 Comprehensive Community Plan were included in the Master Plan.

The Plan shall be consistent with the following land use objectives:

- **Support the revitalization of city and town centers and neighborhoods by promoting development that is compact, conserves land and integrates uses**
 - Goals and Policies Statement for Land Use includes the following:
 - Mitigate development in the Country Overlay District (COD)
 - Encourage the retention of small neighborhood centers
 - Reserve commercial only and industrial only zones while guarding against commercial sprawl
 - Encourage development near village centers
 - Goals and Policies Statement for Economic Development includes the following:
 - Establishment of new year-round businesses in the mid-island area in a manner that promotes a cohesive, pedestrian-friendly, mixed-use retail, service, and residential area
 - Land Use section states “the basic framework for the overall island is commercial and mixed-use areas at the core of town and the mid-island neighborhoods within the Town Overlay District (TOD)...”

- **Support the construction and rehabilitation of homes near jobs, infrastructure and transportation options to meet the needs of people of all abilities, income levels, and household types**
 - Goals and Policies Statement for Land Use includes the following:
 - Mitigate development in the Country Overlay District (COD)
 - Encourage the retention of small neighborhood centers
 - Encourage development near village centers
 - Goals and Policies Statement for Housing includes the following:
 - Provide incentives, especially within the TOD, for the creation of income restricted units

- **Attract businesses and jobs to locations near housing, infrastructure, and transportation options**
 - Goals and Policies Statement for Land Use includes the following:
 - Mitigate development in the Country Overlay District (COD)
 - Encourage the retention of small neighborhood centers
 - Encourage development near village centers
 - Goals and Policies Statement for Economic Development includes the following:
 - Build a stronger year-round economy and restore and support downtown and a year-round business and employment center
 - Encourage and develop opportunities for low impact home based businesses
 - Encourage expansion of existing year-round businesses and establishment of new year-round businesses in the mid-island area in a manner that promotes a cohesive, pedestrian-friendly, mixed-use retail, service, and residential area

- **Protect environmentally sensitive lands, natural resources, agricultural lands, critical habitats, wetlands and water resources, and cultural and historic landscapes**
 - Goals and Policies Statement for Natural and Cultural Resources includes the following:
 - Investigate and recommend environmentally responsible technologies in order to protect and preserve Nantucket's beaches, dunes, and coastal banks
 - Preserve and enhance the water quality of Nantucket's harbors
 - Goals and Policies Statement for Open Space and Recreation includes the following:
 - Aggressively acquire land and conservation restrictions to protect natural ecosystems
 - Preserve and enhance the quality of Nantucket's inland ponds
 - Establish open space corridors and preserve public and private green space
 - Goals and Policies Statement for Services and Utilities includes the following:
 - Maintain and protect the quality and quantity of the islands groundwater resources to ensure a healthy drinking water supply
 - Provide for sewage disposal that protects the islands sole source aquifer, incorporating expansion capabilities to meet projected growth

- **Construct and promote developments, buildings, and infrastructure that conserve natural resources by reducing waste and pollution through efficient use of land, energy and water**
 - A basis of the Land Use section of the Master Plan is implementation of the Town and Country concepts, which promote development in the Town where services are available and discourage it in the Country. If followed, development and density will be concentrated in the downtown and mid-island areas while the outlying areas remain rural in character.
 - Extending sewer service to environmentally sensitive areas, particularly in the TOD is a recommendation that is found in several sections of the Master Plan

- **Support transportation options that maximize mobility, reduce congestion, conserve fuel and improve air quality**
 - Goals and Policies Statement for Circulation includes the following:
 - Offer an array and interconnection of alternative transportation modes to the travelling public
 - Accommodate the need for bulk delivery of commodities to the Island in a manner that is efficient, cost-effective, and in keeping with the character of the community
 - Provide a safe and convenient water transportation system that connects mainland ports with Nantucket Harbor
 - Encourage the coordination of land-side services at the time of ferry arrivals
 - The Circulation section of the Plan mentions the following:
 - NRTA is a successful mode of transportation and expanding the system to under served areas is recommended
 - Bike and pedestrian paths extend approximately 29 miles and an in-town bike-path is critical to filling in a missing link in the network

- **Maximize energy efficiency and renewable energy opportunities to reduce greenhouse gas emissions and consumption of fossil fuels;**
 - Goals and Policies Statement for Economic Development includes the following:
 - Support the development of small businesses that provide the goods and services for increasing energy efficiency and utilizing alternative energy
 - Goals and Policies Statement for Historic and Cultural Resources includes the following:
 - Support the responsible development of alternative energy sources, including tidal, waver, energy, and solar
 - The Services and Facilities section of the Plan addresses alternative energy and recommends that development of alternative energy that may have a direct economic benefit to the island should be explored

- **Promote equitable sharing of the benefits and burdens of development**
 - The Planning Board mission statement contained within the Master Plan is the following: “To create and sustain a healthy community, one whose residents have stability and security, with resources protected for future generations”
 - Goals and Policies Statement for Land Use includes the creation of area plans, through a participatory process
 - Goals and Policies Statement for Housing includes the following:

- Developing public/private partnerships to create new housing opportunities for those committed to year-round residency, dispersed throughout the community
 - Providing seasonal employee housing dispersed throughout the community
- **Make regulatory and permitting processes for development clear, predictable, coordinated, and timely in accordance with smart growth and environmental stewardship**
 - The Plan, as a whole, provides a basic guideline for the physical development of the community, thereby removing excuses for inaction or deferral of critical community decision-making
 - Through the creation and expansion of narrowly tailored commercial and residential district, more uses can be allowed by-right
 - Through a vote of Town Meeting, authority has been provided to create three (3) 42D development sites
- **Support the development and implementation of local and regional plans that have broad public support and are consistent with these purposes**
 - The Circulation section of the Plan discusses the transportation links between Nantucket and the mainland, namely ferry services, private boats, and air transportation
 - Participate in discussions to create a Cape and Islands highway district
 - Continue participation with Edgartown and the Marine Renewable Resource Center to develop a marine renewable energy generation project

Enclosed in your packet are Sustainable Development Principals to guide your review of the Master Plan. These principals are included in the Massachusetts “Smart Growth Tool Kit” as a way to promote sustainable development through integrated energy and environment, housing and economic development, transportation and other policies, programs, investments and regulations. The Master Plan was drafted in accordance with these principals and examples of the Master Plan compliance is as follows:

1. Concentrate Development and Mix Uses

- a. Goals and Policies Statement for Land Use includes the following:
 - i. Mitigate development in the Country Overlay District (COD)
 - ii. Encourage the retention of small neighborhood centers
 - iii. Reserve commercial only and industrial only zones while guarding against commercial sprawl
 - iv. Encourage development near village centers
- b. Goals and Policies Statement for Economic Development includes the following:
 - i. Establishment of new year-round businesses in the mid-island area in a manner that promotes a cohesive, pedestrian-friendly, mixed-use retail, service, and residential area
- c. Land Use section states “the basic framework for the overall island is commercial and mixed-use areas at the core of town and the mid-island neighborhoods within the Town Overlay District (TOD)...”

2. Advance Equity

- a. The Planning Board mission statement contained within the Master Plan is the following: “To create and sustain a healthy community, one whose residents have stability and security, with resources protected for future generations”

- b. Goals and Policies Statement for Land Use includes the creation of area plans, through a participatory process
- c. Goals and Policies Statement for Housing includes the following:
 - i. Developing public/private partnerships to create new housing opportunities for those committed to year-round residency, dispersed throughout the community
 - ii. Providing seasonal employee housing dispersed throughout the community

3. Make Efficient Decisions

- a. The Plan, as a whole, provides a basic guideline for the physical development of the community, thereby removing excuses for inaction or deferral of critical community decision-making
- b. Through the creation and expansion of narrowly tailored commercial and residential district, more uses can be allowed by-right
- c. Through a vote of Town Meeting, authority has been provided to create three (3) 42D development sites

4. Protect Land and Ecosystems

- a. Goals and Policies Statement for Natural and Cultural Resources includes the following:
 - i. Investigate and recommend environmentally responsible technologies in order to protect and preserve Nantucket's beaches, dunes, and coastal banks
 - ii. Preserve and enhance the water quality of Nantucket's harbors
- b. Goals and Policies Statement for Open Space and Recreation includes the following:
 - i. Aggressively acquire land and conservation restrictions to protect natural ecosystems
 - ii. Preserve and enhance the quality of Nantucket's inland ponds
 - iii. Establish open space corridors and preserve public and private green space
- c. Goals and Policies Statement for Services and Utilities includes the following:
 - i. Maintain and protect the quality and quantity of the islands groundwater resources to ensure a healthy drinking water supply
 - ii. Provide for sewage disposal that protects the islands sole source aquifer, incorporating expansion capabilities to meet projected growth

5. Use Natural Resources Wisely

- a. Goals and Policies Statement for Natural and Cultural Resources includes the following:
 - i. Support responsible development of alternative energy sources including wind, tidal, wave and solar
- b. Goals and Policies Statement for Open Space and Recreation includes the following:
 - i. Establish and manage an island-wide network of publicly and privately open spaces, intended to protect critical land and water resources, habitats, and scenic vistas, while affording reasonable public access, consistent with the policy of wise stewardship

6. Expand Housing Opportunities

- a. Goals and Policies Statement for Housing includes the following:
 - i. Provide incentives, especially within the TOD, for the creation of income restricted units

- ii. Develop strategies designed to encourage year-round owner occupied units
- iii. Provide seasonal employee housing dispersed throughout the community
- iv. Meet the need for housing and related care for special needs populations
- v. Support efforts to expand affordable housing opportunities for senior citizens

7. Provide Transportation Choice

- a. Goals and Policies Statement for Circulation includes the following:
 - i. Offer an array and interconnection of alternative transportation modes to the travelling public
 - ii. Accommodate the need for bulk delivery of commodities to the Island in a manner that is efficient, cost-effective, and in keeping with the character of the community
 - iii. Provide a safe and convenient water transportation system that connects mainland ports with Nantucket Harbor
 - iv. Encourage the coordination of land-side services at the time of ferry arrivals
- b. The Circulation section of the Plan mentions the following:
 - i. NRTA is a successful mode of transportation and expanding the system to under served areas is recommended
 - ii. Bike and pedestrian paths extend approximately 29 miles and an in-town bike-path is critical to filling in a missing link in the network

8. Increase Job and Business Opportunities

- a. Goals and Policies Statement for Economic Development includes the following:
 - i. Promote and support sustainable fisheries
 - ii. Build a stronger year-round economy and restore and support downtown and a year-round business and employment center
 - iii. Encourage and develop opportunities for low impact home based businesses
 - iv. Encourage expansion of existing year-round businesses and establishment of new year-round businesses in the mid-island area in a manner that promotes a cohesive, pedestrian-friendly, mixed-use retail, service, and residential area
 - v. Promote agricultural industries

9. Promote Clean Energy

- a. Goals and Policies Statement for Economic Development includes the following:
 - i. Support the development of small businesses that provide the goods and services for increasing energy efficiency and utilizing alternative energy
- b. Goals and Policies Statement for Historic and Cultural Resources includes the following:
 - i. Support the responsible development of alternative energy sources, including tidal, waver, energy, and solar
- c. The Services and Facilities section of the Plan addresses alternative energy and recommends that development of alternative energy that may have a direct economic benefit to the island should be explored

10. Plan Regionally

- a. The Circulation section of the Plan discusses the transportation links between Nantucket and the mainland, namely ferry services, private boats, and air transportation
- b. Participate in discussions to create a Cape and Islands highway district
- c. Continue participation with Edgartown and the Marine Renewable Resource Center to develop a marine renewable energy generation project