

NP&EDC

PACKET

OCTOBER 19, 2020

6pm

*via Zoom & YouTube*¹

¹ YOUTUBE MEETING INFORMATION for public participation via a LIVE Chat Bar –
Link: <https://youtu.be/HGm1S8u0b00>



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UPDATED! MEETING POSTING

Original Posting Date 10/15/2020 Original Posting Number T 2130

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

All meeting **notices and agenda** must be filed and time stamped with the Town Clerk's Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays)

Committee/Board/s	Nantucket Planning & Economic Development Commission
Day, Date, and Time	Monday, October 19, 2020, at 6:00 pm
Location / Address	REMOTE PARTICIPATION VIA ZOOM & YouTube Pursuant to Governor Baker's March 12, 2020, Order Regarding Open Meeting Law (Attached) INFORMATION on viewing the meeting can be found at https://www.nantucket-ma.gov/138/Boards-Commissions-Committees
Signature of Chair or Authorized Person	Andrew Vorce, Director of Planning Eleanor Antonietti, Zoning Administrator

WARNING: IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD!

NP&EDC

Amended AGENDA

www.nantucket-ma.gov

YouTube Link:

<https://youtu.be/HGm1S8u0b00>

PLEASE LIST BELOW THE TOPICS THE CHAIR REASONABLY ANTICIPATES WILL BE DISCUSSED AT THE MEETING.

- I. Call to Order:
- II. Establishment of Quorum:
- III. Approval of Agenda:

¹ Updated to correct typographical error under Approval of Minutes – from December 9 to December 5, 2019 minutes.

IV. Approval of Minutes:

Pages 8 - 16 • August 24, 2020

V. Public Comments:

VI. Action / Discussion Items:

Pages 18 - 34 A. **DISCUSSION /Update – Harbor Place**

B. **DISCUSSION –Area Plans**

a) **Town (new)**

Pages 36 - 50 i. **Lily Pond sub-area**

b) **Madaket (update)**

c) **Surfside (update)**

d) **Sconset (update)**

Pages 52 - 61 C. **Approval of 2020-2023 Employment Contract – Andrew Vorce, Director of Planning**

Pages 63 - 74 D. **GENERAL DISCUSSION – Warrant Articles for 2021 Annual Town Meeting**

E. **Approval of Contract and Authorization for Director of Planning to sign Service Agreement with the National Alliance of Preservation Commissions for the “Commission Assistance and Mentoring Program” (CAMP)**

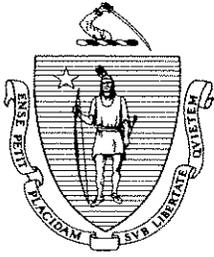
Pages 76 - 88

Pages 90 - 96 F. **DPW Director, Rob McNeil – UPDATES on Transportation Projects**

VII. Other Committee Reports

VIII. Other Business

IX. Adjournment



OFFICE OF THE GOVERNOR
COMMONWEALTH OF MASSACHUSETTS
STATE HOUSE • BOSTON, MA 02133
(617) 725-4000

CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LIEUTENANT GOVERNOR

**ORDER SUSPENDING CERTAIN PROVISIONS
OF THE OPEN MEETING LAW, G. L. c. 30A, § 20**

WHEREAS, on March 10, 2020, I, Charles D. Baker, Governor of the Commonwealth of Massachusetts, acting pursuant to the powers provided by Chapter 639 of the Acts of 1950 and Section 2A of Chapter 17 of the General Laws, declared that there now exists in the Commonwealth of Massachusetts a state of emergency due to the outbreak of the 2019 novel Coronavirus (“COVID-19”); and

WHEREAS, many important functions of State and Local Government are executed by “public bodies,” as that term is defined in G. L. c. 30A, § 18, in meetings that are open to the public, consistent with the requirements of law and sound public policy and in order to ensure active public engagement with, contribution to, and oversight of the functions of government; and

WHEREAS, both the Federal Centers for Disease Control and Prevention (“CDC”) and the Massachusetts Department of Public Health (“DPH”) have advised residents to take extra measures to put distance between themselves and other people to further reduce the risk of being exposed to COVID-19. Additionally, the CDC and DPH have advised high-risk individuals, including people over the age of 60, anyone with underlying health conditions or a weakened immune system, and pregnant women, to avoid large gatherings.

WHEREAS, sections 7, 8, and 8A of Chapter 639 of the Acts of 1950 authorize the Governor, during the effective period of a declared emergency, to exercise authority over public assemblages as necessary to protect the health and safety of persons; and

WHEREAS, low-cost telephone, social media, and other internet-based technologies are currently available that will permit the convening of a public body through virtual means and allow real-time public access to the activities of the public body; and

WHEREAS section 20 of chapter 30A and implementing regulations issued by the Attorney General currently authorize remote participation by members of a public body, subject to certain limitations;

NOW THEREFORE, I hereby order the following:

(1) A public body, as defined in section 18 of chapter 30A of the General Laws, is hereby relieved from the requirement of section 20 of chapter 30A that it conduct its meetings in a public place that is open and physically accessible to the public, provided that the public body makes provision to ensure public access to the deliberations of the public body for interested members of the public through adequate, alternative means.

Adequate, alternative means of public access shall mean measures that provide transparency and permit timely and effective public access to the deliberations of the public body. Such means may include, without limitation, providing public access through telephone, internet, or satellite enabled audio or video conferencing or any other technology that enables the public to clearly follow the proceedings of the public body while those activities are occurring. Where allowance for active, real-time participation by members of the public is a specific requirement of a general or special law or regulation, or a local ordinance or by-law, pursuant to which the proceeding is conducted, any alternative means of public access must provide for such participation.

A municipal public body that for reasons of economic hardship and despite best efforts is unable to provide alternative means of public access that will enable the public to follow the proceedings of the municipal public body as those activities are occurring in real time may instead post on its municipal website a full and complete transcript, recording, or other comprehensive record of the proceedings as soon as practicable upon conclusion of the proceedings. This paragraph shall not apply to proceedings that are conducted pursuant to a general or special law or regulation, or a local ordinance or by-law, that requires allowance for active participation by members of the public.

A public body must offer its selected alternative means of access to its proceedings without subscription, toll, or similar charge to the public.

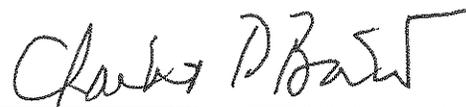
(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby suspended.

(3) A public body that elects to conduct its proceedings under the relief provided in sections (1) or (2) above shall ensure that any party entitled or required to appear before it shall be able to do so through remote means, as if the party were a member of the public body and participating remotely as provided in section (2).

(4) All other provisions of sections 18 to 25 of chapter 30A and the Attorney General's implementing regulations shall otherwise remain unchanged and fully applicable to the activities of public bodies.

This Order is effective immediately and shall remain in effect until rescinded or until the State of Emergency is terminated, whichever happens first.

Given in Boston at 6:40 PM this 12th day of
March, two thousand and twenty.

A handwritten signature in black ink that reads "Charles D. Baker". The signature is written in a cursive style with a large, sweeping initial "C".

CHARLES D. BAKER
GOVERNOR
Commonwealth of Massachusetts

NP&EDC MEETING

10/19/2020

AGENDA ITEM IV.

MINUTES for August 24, 2020



COMMISSIONERS: Nat Lowell (Chair), Fritz McClure (Vice Chair), Kristie Ferrantella, Jack Gardner, Wendy Hudson, David Iverson, Bert Johnson, Leslie B. Johnson, John Trudel, Maureen Phillips, and Judith Wegner

MINUTES

Monday, August 24, 2020

Remote Meeting *via* Zoom and YouTube – 6:00 p.m.

Purpose: Regular Meeting:

STAFF IN ATTENDANCE: Andrew Vorce, Director of Planning; Leslie Snell, Deputy Director of Planning; Rob McNeil, DPW Director; Eleanor W. Antonietti, Land Use Specialist

ATTENDING MEMBERS: Nat Lowell; Fritz McClure; Judith Wegner; John Trudel; David Iverson; Kristie Ferrantella; Maureen Phillips; Bert Johnson; Wendy Hudson; and Jack Gardner

ABSENT: Leslie Johnson

OTHER: Lee Saperstein; Henry Terry; Mark Forsyth; Billy Cassidy; Mary Longacre

I. Call to Order:

6:06 p.m.

II. Establishment of Quorum:

LOWELL announced that this Open Meeting of the Nantucket Planning and Economic Development Commission is being conducted remotely *via* Zoom and YouTube, consistent with Governor Baker’s Executive Order of March 12, 2020, due to the current State of Emergency in the Commonwealth due to the outbreak of the “COVID-19 Virus.”

III. Approval of Agenda:

The Motion was made by Bert Johnson and seconded that the NP&EDC voted to approve the agenda.

ROLL CALL VOTE:

1. Nat Lowell Aye
2. John Trudel Aye
3. Fritz McClure Aye
4. Judith Wegner Aye
5. Dave Iverson Aye
6. Kristie Ferrantella Aye
7. Maureen Phillips Aye
8. Bert Johnson Aye
9. Wendy Hudson Aye
10. Jack Gardner Aye

Agenda adopted by **UNANIMOUS** consent.

IV. Approval of Minutes:

- July 27, 2020

The **MOTION** was made by Fritz McClure and seconded that the NP&EDC does hereby vote to approve the NP&EDC minutes for July 27, 2020.

ROLL CALL VOTE:

1. Nat Lowell Aye
2. John Trudel Aye
3. Fritz McClure Aye
4. Judith Wegner Aye
5. Dave Iverson Aye
6. Kristie Ferrantella Aye
7. Maureen Phillips Aye
8. Bert Johnson Aye
9. Wendy Hudson Aye
10. Jack Gardner Aye

Minutes adopted by **UNANIMOUS** consent.

V. PUBLIC COMMENT

NONE

VI. Action / Discussion Items:

A. DPW Director, Rob McNeil – UPDATES on Transportation Projects

VORCE Rob will walk us through projects that we are actively working on and we are both suffering staff losses. We will walk through 3 projects in the packet and maybe talk about a 4th and Rob can answer questions and update you on what he has been doing.

Rob McNEIL Pleasure working with Andrew. Meeting weekly. Congratulations for the 4-day bike path. Jumping into Orange St. Freshened up the lines with thermos-plastic and preformed sharrows. Incorporated some additional sharrows at Washington and Francis intersection to direct bikers out of town to Consue Springs bike path. The stretch (Pages 19- 20 of Packet) is intended path. Starting to look at some of the adjustments that could be made against the fixed points, mostly buildings. Started conversations with some of the abutters. Pick up at the Rotary where new Monomoy to Milestone Road path. Through Landmark House property around East Creek into its own dedicated bike lane and connect to existing bike lane at Spruce Street. Will takes some adjustments on Orange St. to shift the road and existing sidewalk to south slightly along entirety of that alignment.

VORCE Points out that our tightest area is between East Creek and railroad bed. Buildings fronting very close on both side of the street. May have to take additional easements along this route. Working with County Commissioners. This is very preliminary and at staff level review. Any feedback? No hearings yet.

TRUDEL a lot of thought and planning has gone into this. Has the idea that – we have a sidewalk on one side and it is very tight there. Most problems are arising around Marine Home Center (“MHC”) side. Was there thought to eliminating sidewalk and pavement on the Henry’s Jr. side. You could add that to the MHC side, where we need it. Consolidate and use extra space we gain to connect to Goose Pond and all the way down.

VORCE we have to rebuild sidewalk on that side. We don’t want to eliminate. Enough pedestrian traffic using it. We need both and that is consistent with what Select Board (“SB”) has asked for. We will borrow some land on that side. Threading the needle through there. We have found that we are able to have enough area to be able to do both.

McNEIL that is goal.

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VORCE there are some impacts at gas station and with house across the street. Very tight in there. We do have to gain some room on the south side.

McNEIL moving on to Tom Nevers (Pages 22-26 of Packet). Renewed interest. There are other potential adjustments. Talk of doing a rest area like dedicated spot on Polpis Road. Still working through details with consultant. Still at conceptual stage. You can see most recently published Parks & Recreation. Master Plan on Town Website. They have made recommendation to SB to move forward with recommendations in the plan, but yet to be presented to SB due to Covid 19. Hopes that will move forward. We are advancing the concept to bring to Tom Nevers residents and ultimately back to SB.

JOHNSON President of Tom Nevers Assn. Original developer was supposed to have deeded land to town – have been trying to keep people from putting tennis courts and other things where this bike path is supposed to go.

McNEIL we are also considering – difference between designing and maintaining and operating. Inherited under 35 miles of bike path around the island. Getting property rights to make sure we have adequate site distance at intersections. Cutting back vegetation to make sure that crossings are appropriate for safety. Factoring that into plans now. Original bike paths endorsed by MassDOT were 8' wide. We are using wider space than was originally contemplated by the state. Updating and upgrading island wide to get them at least to minimum 10' for multi-use paths. Completing island wide assessment of condition of paths and taking look at where widenings could and should take place along with updated signage and pavement markings to ensure uniformity for all users.

VORCE there are roughly 25 property owners on this side. All property is registered land. There are some no disturb easements. There are many telephone polls on this side. Undergrounding would add significantly to the cost here. Trying to work around them and keep constructed path within actual road layout (about 50-60'). There may be easements needed for small slivers of the path and maybe for construction and grading on the interior and shoulder. Consistent with other bike paths. Hope to advance this along for public hearings.

LOWELL asks if this could be a potential TIP project if we could get it to be shovel ready.

VORCE yes. The Orange St. one would be more difficult. There is Natural Heritage out here. There are certain stands of oak trees with a certain worm that lives in them. Some of that has been sacrificed for wildlife. We will know more as we advance into permitting.

TRUDEL sees this as being golden opportunity, if we can get through all these easements, for utilities. Would Comcast or Verizon front the money to install an underground conduit? It's a clear shot. We are doing the tough part, getting all the easements. A utility company might look for this. You have an opening to install utilities on a clear stretch. We are talking about the L8. These polls will probably last another 20 years. We did this to Hummock Pond. Could throw a water line down there.

McNEIL we do coordinate with the utility companies on monthly basis. They are aware of all proposed projects that we have that are either ready to build or in the pipeline.

JOHNSON all utilities are underground except on Tom Nevers. Both sides are underground.

VORCE Rob initiated conversations with the utilities and has opened dialogue about more coordination with them. If we are doing takings, good idea to think ahead and do it all at once. Other places like Low Beach have done fund raising. There may need to be some sort of financial commitment from area residents.

McNEIL moving on to Sparks Av. (Page 40 of Packet). Builds off of Four Corners concept roundabout. Our designers have tied into that. Intent of Williams Lane upgrade will be to carry a sidewalk down to Pleasant. Sparks will have a multi-use path running along entire south side. Sticking to the right of way that is there. Not a lot of expected takings at this point. Safety improvements may include speed tables for cross walk through Boys & Girls Club, eliminate Belgian block approach/rumble strips. Page 41 shows ramp up, speed table, and ramp down. Widened sidewalk converted to multi use 10' wide path. We have started to cheat the north side of Sparks Ave. Looking for more room for multi-use path to make it around existing utility polls on south side. Page 42, coming through Sanford Road. Slight difference. Trying to ease up some space. Far right shows high use pedestrian path from Cow Pond. We are working

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with Cemetery Commission and ConCom and Police Dept. to do some clearing through the area that is helping with safety and security. Page 43, continuing down Sparks, tie into existing sidewalk past Stop 'n Shop. South side will be widened to Sparks Roundabout on Page 44. Will install a crosswalk to allow for loading for the Downeyflake. Similar to downtown for trucks providing services to area businesses. We are getting feedback from users getting stuck between the lanes as the sidewalk that comes around the roundabout is currently quite narrow, especially for bikes. Going to focus on revisiting these crosswalks. May do raised crosswalks to slow traffic.

Page 46 shows Pleasant St. at Five Corners. Could be a one-way corner for vehicles. Multidirectional bike and pedestrian traffic. Extremely narrow. Page 47, blue highlighted areas are showing potential right of way ("ROW") impacts. Page 48, getting into some other cross streets and back side of the Club. Have some physical (utilities) and environmental resource (wetlands) pinch points. Page 49, approaching Stop n' Shop. Looking at street scaping, current parking scenarios and how to best handle parking in this concentrated developed area. Page 50 – newly created bus stop to west of Dave Street. Potential ROW impacts along Chicken Box through Chins Way. Looking at angled on street parking along Pleasant St. Consolidating driveway access points and create additional on street parking by using the old NFD site. We have changed the signage and lines. A lot of helpful feedback regarding what happens operationally in these sensitive areas, highly impacted by summer traffic. Last page is highlight of all of Williams showing potential impacts.

LOWELL these are all concepts.

B JOHNSON appreciates that Rob shows and explains all this.

Mary LONGACRE nervous when she doesn't see the elm tree shown on school intersection. Requests that the elm tree is marked not to be removed. Would be concerned about any activity that would impact the health of the tree.

McNEIL clarifies that Surfside and the elm tree are completely outside of the project limits.

VORCE would like to hear if there are any objections or alternative suggestions to angled parking. Don't want to move forward and find out later that someone had concerns.

WEGNER concerned about angled parking there. Safety considerations.

McNEIL they figured it out on Main St., and that is not well marked. Change is difficult. Mike Burns and Andrew had been working on angled parking for some time.

WEGNER there is two-way traffic here and you have side streets coming in. Has serious reservations.

TRUDEL wish we could have a one way down Pleasant to Sanford and then have a one way on Sparks coming around the circle. Eliminate traffic in that little bubble and then angled parking works.

GARDNER once you stripe the angled parking, should not have any problems getting in and out.

LONGACRE one of difficulties with angled parking is when you have a small vehicle between two large ones. Could perhaps designate some spaces for compact cars.

VORCE he and Rob discussed trying something with saw horses. Doing some sort of a test – when is right time? Any ideas? For the one way flow, not for the angled parking.

TRUDEL going into the winter would perhaps be best time to experiment, less traffic. If it doesn't work in the winter, probably would not work in the summer.

FERRANTELLA all for testing as we go into fall. Would like to hear BPAC feedback re. angled parking that close to a roundabout.

LOWELL didn't we have an article for improvements from Nantucket Auto Body to I&M?

VORCE we have a contract for Complete Streets – Williams, Sparks, Pleasant.

LONGACRE there are 2 town trees planted alongside Lucky's.

VORCE they will be protected. Rob sent him a proposal today which had been worked on back when Mike Burns was here. This is the extension of the bike path off of Prospect Street. Woodland Hills subdivision was designed so that the road can be used by cyclists. Separate road. Public can walk and bike through. Blocks vehicles on the end. The triangle property between Mill Hill and subdivision road has been purchased by the Land Bank. Few different options developed. Set of plans followed along dirt road.

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Not a very direct connection. Goes in and out and is adjacent to a dirt road where vehicles are on it. Not his favorite. Any comments or suggestions?

McNEIL feedback at Public Works is about connecting the entire west end of the island to the mid island bike accommodations and to be able to make a sweep across entire island. You have to go through this treacherous Prospect Street section. Awkward transition for cyclists. This is a combination of things. Either find a way to make Prospect and Quaker wide enough or find a different circuitous path to get us safely to Madaket. Mike had been working on this link.

Lee SAPERSTEIN as Secretary of Roads and Right of Way Committee. We deliberated on all of these options. We are in favor of the plan that you see before you except for the fact that the bike path was proposed to be alongside the dirt road rather than coincident with it. There is a logic to cutting the triangle, keeping separate path alongside north side of Mill Street. We would be happy to come discuss more.

McNEIL appreciates feedback.

VORCE this plan calls for an 8' paved bike path. This was the plan that was going to go out for bids but has not due to change in personnel.

McNEIL we had been talking about widening to 10' so it would be a true multi-use path.

LOWELL you have topography to deal with. Which is least steep?

DISCUSSION of various options.

B. REVIEW of bike path concept for Hummock Pond Road & Somerset Lane – *continued*
from January 23, 2020 meeting

VORCE Billy Cassidy offered to work on this design for us. He says there has been general support but there is a conservation restriction (“CR”) that we may have to overcome re. Bartlett Farm land. Needs to hear more from Nantucket Land Council (“NLC”). Concern about white oak trees. One thing that we have discussed is how hard it will be to get a decent grass shoulder where the bike path and the road are really close to each other. Where it is only 2' off the road, unlikely to have a grass shoulder. Need to contemplate different treatment. Since there is general support, might move a little into front setback of properties.

McNEIL Commission should know that this is a conceptual extension of what we are currently pursuing. Raceway to Somerset improvements.

CASSIDY All of the property owners are enthusiastically in support of this, including the Bartlett family. Emily Molden is talking with Bartletts to find a work around. The NLC could grant this for public benefit. NLC Board is cautious about amending any existing restrictions. They are carefully navigating there way. If not good outcome, we might need to consider a taking. Re. separation between edge of road and bike path, thinks that neighbors who might be most impacted would accept. This plan before you is a discussion piece, schematic in nature. Jesse and John Brescher have volunteered their services for the legal paperwork.

IVERSON heard mixed rumors and talked to Emily Molden today about that end of the bike path. There is 120 Hummock Pond. May not be an issue due to language in original CR that accommodates the bike path. It's 15 Somerset that has the problem with the CR. Everyone on her board is for it and wants to make it happen without creating problems with the CR and the IRS. Trying to figure a way to amend the CR and satisfy everyone.

CASSIDY asks Jack Gardner about the connection from Prospect Street at the end of Chicken Hill. That portion of Chicken Hill seems to have been abandoned. Goes right over to top of Dead Horse Valley.

GARDNER they stopped cutting the brush back and stopped using the road until a few years ago when they opened the road back up and now they are letting it grow back in now. Had been opened to vehicle traffic when he grew up there.

VORCE it is a private road. Would have to do a taking. A little steeper down there.

J GARDNER suggests a painted bike lane

LOWELL or adding more of those sharing stencils. Thanks Billy for his efforts.

C. DISCUSSION – Town Area Plan Proposal

a) Approval of map

b) Lily Pond sub-area

c) Appointment Process for work groups

VORCE The Town Association has expressed interest in doing an area plan for the Town. Number of upcoming potential zoning changes. It helps to involve area residents. Process comes to the NP&EDC. Acceptance of the map and basically the appointment of the workgroup. Once the Workgroup is appointed, the work has to follow Open Meeting Law. Advisory groups will bring information back to Commission. This is an initial discussion. Has had staff level discussions and have worked out numerous issues on the map. We could have a special subgroup for Lily Pond area. Need to include that area in the discussion. Appointment process for the workgroup. Need to have more of a discussion on this. Need adequate process to put people on notice and give Commission chance to look at the people and make a wise decision. Goes over Map on Page 59 of Packet. Childrens' Beach area has come up, part of Brant Point area. Could stay in that or go to both areas. There has also been discussion about whether the core Commercial Downtown/CDT should get special consideration outside of this process. We generally have working group that is 7-9 people. Cannot have a huge committee with limited staff resources and Zoom meeting and Covid considerations. Judith met with some of the area presidents.

WEGNER has met with Civic League membership, including Lee Saperstein. Our hope has been that they could provide a baseline of involvement, a way to connect into some of the areas where we have existing plans or where it might be good idea to have new plans. We have 7 existing plans. Civic League has wanted to do outreach. These working groups will have one member of NP&EDC with each of the working groups to be a liaison. We are trying to see who wants to proceed.

LOWELL while there needs to be sufficient public transparency, we also need to make it clear what this process signifies. It's about zoning and future land use issues.

VORCE there are pros and cons to including CDT or having an expanded group. It's clear from our Master Plan that the downtown is everyone's concern. We have done a lot of rezoning down there already. Other areas have benefitted from clearer boundaries.

LOWELL This is more about usage and zoning.

SAPERSTEIN Henry Terry is our president. He is on board. Mary Longacre is part of our proposed working group. We tried to be logical when we drew the boundaries. Children's Beach is much more a recreational area. Appealing to Andrew to propose a map that everyone can agree upon perhaps at next meeting. The Core is CDT but also where we all park and encompasses the cultural district. We are volunteering to work with Andrew to come up with a map that is agreeable to Brant Pt. We want to move forward.

Mary LONGACRE She is a member of Town Assn., but wants to talk about cultural resilience. Wants to protect the waterfront. If we only look at the core, it fragments too much, especially from coastal resilience perspective.

LOWELL so having a line on Easy Street.

LONGACRE would include Washington St., Great Harbor Yacht Club, up to North Beach St.

SAPERSTEIN we have an overlay for the waterfront. And whatever we do should be consistent with that.

PHILLIPS appreciates Mary's comments. The ConCom jurisdiction includes waterfront so having areas on waterfront united is much better from point of view of managing conservation issues.

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WEGNER should we have a full set of maps of all areas we are thinking of working in? We have to be open to variety of people throughout the community. May be people who work downtown but live elsewhere. Feels strongly that we need to put out a call that will invite people of all different backgrounds to make a fair and transparent process for Master Plan and Area Plans.

LOWELL this issue should be continued to next meeting.

VORCE asks Maureen if there is Harbor Plan update in the works. She is not aware. Just saw an RFP for a Harbor Plan update for Madaket. Will confirm for next meeting. Will work with Lee. Will need to do some advertising to gauge interest.

WEGNER need enough information and a sort of job description and a little about their personal or professional background and interest

STAFF will work with Andrew to come up with good notice and send out.

HUDSON certainly core business should be representatives.

LONGACRE Town Assn. talked about working the map. What should the composition of the committee be? Do you want one or two representative. from commercial district? NPEDC needs to decide how many spots are available and what groups need representation.

WEGNER give wide-ranging examples.

D. Economic Development role of NP&EDC – *continued form July 27, 2020 meeting*

VORCE this is continuation of short discussion at last meeting. Wanted to include Leslie Snell. She has been working on a committee with Town officials. Have spoken with Kristie. Important point about who is the point person for this when there is an issue about economics. This comes up once in a while but wants to hear some more specific ideas.

Leslie SNELL refers to TIMELINE (on Pages 62-34 of Packet) of recent Economic Development activity all related to Covid impacts. Group of Town Staff involved with talking to business owners, restaurant, retail, construction. What can we do to help? Began in mid-March. Janet Schulte is working on new Econ. Impact survey to generate information to see what else we can do. A lot of positive feedback with outdoor dining options that were created by Emergency Orders through Board of Health. We may need to make more permanent changes. Timing is important with Town Meeting.

LOWELL surprised with positive outcomes with closing streets. Our role is more of a supportive role to those who are making things happen.

FERRANTELLA Businesses needed a support or contact person. Not knowing who to go to with business questions was hard. Some sort of role or a department within PLUS. For instance, Pre-Covid, last summer we had issues with businesses handing out lotions and samples. We did not know who to go to. Pre and Post Covid, we need to be thinking about our economy as a whole. We are focused on tourism. Maybe have it as a regular agenda item.

WEGNER we have the immediate needs to be addressed but we need to think about the bigger picture to add diversity to our economy. Need to get ahead of what will likely be a major recession.

FERRANTELLA need a point person to reach out to state legislators. Other towns have economic roles. SB has been observing impacts of Covid on our business community. Need to think of how we are going to pivot by investing in technology and ways to make economy more diverse.

PHILLIPS Covid hit so fast and we didn't have a plan. Everyone was left to their own devices. Need to keep in mind the health issues and the need to balance health of island and the economy.

VORCE is the Econ. Dvpt. position going to be in PLUS or Town Admin. Budget is upon us. Now will be the time to start proposing new positions. Don't want to miss opportunity if we

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are talking about new position or restructuring. Have narrow opportunity, within next few months. We talked about a subcommittee of some kind at last meeting. We could talk about that more. Are we still interested in that?

LOWELL thinks that makes more sense than a staff position.

E. Bicycle and Pedestrian Advisory Committee – Appointment of NP&EDC representative

The **MOTION** was made by Kristie Ferrantella and seconded that the NP&EDC does hereby vote to appoint **David Iverson as the NP&EDC** representative to the Bicycle Pedestrian Advisory Committee.

ROLL CALL VOTE:

- | | |
|------------------------|-----|
| 1. Nat Lowell | Aye |
| 2. John Trudel | Aye |
| 3. Fritz McClure | Aye |
| 4. Judith Wegner | Aye |
| 5. Dave Iverson | Aye |
| 6. Kristie Ferrantella | Aye |
| 7. Maureen Phillips | Aye |
| 8. Bert Johnson | Aye |
| 9. Wendy Hudson | Aye |
| 10. Jack Gardner | Aye |

The vote was **UNANIMOUS**.

**F. 3C Transportation Program
NONE**

**G. Annual Review – Director Vorce
a) Authorization of Personnel Action Form**

Bert JOHNSON this survey doesn't seem to apply to what we know about Andrew. We don't work with him every day. Thought we were trying to get HR person to create a more meaningful form for us.

VORCE we were. There were instructions sent to you in February about how to do this on line. Then came COVID. By next time, this option will actually be available.

WEGNER wants to thank Andrew for his leadership and hard work especially during the pandemic. Appreciates his statement of goals and self-assessment. Commends him for helping despite staff cuts.

LOWELL commends Andrew and Leslie for cross training. Helping the public.

VORCE thanks Commissioners for comments and reviews. Has amazing staff which rises to occasion.

The **MOTION** was made by John Trudel and seconded that the NP&EDC does hereby vote to approve Director Vorce's annual review and Personnel Action Form and to authorize the Chair to sign.

ROLL CALL VOTE:

- | | |
|------------------|-----|
| 1. Nat Lowell | Aye |
| 2. John Trudel | Aye |
| 3. Fritz McClure | Aye |
| 4. Judith Wegner | Aye |

- 5. Dave Iverson Aye
- 6. Kristie Ferrantella Aye
- 7. Maureen Phillips Aye
- 8. Bert Johnson Aye
- 9. Jack Gardner Aye

The vote was **UNANIMOUS**.

Wendy Hudson's poor internet connection to Zoom did not allow her vote to be heard.

VII. Other Committee Reports

VIII. Other Business

VORCE about the Youth Hostel – it has come onto the market. There is a preservation restriction on exterior controlled by HDC and that can be conveyed to a private group. In terms of use, it is a pre-existing nonconforming use. By Special Permit, it could go to another pre-existing nonconforming use. Would go to Zoning Board of Appeals. Would have to be lesser in scope. The Preservation Restriction is quite strict about additions. Not big enough to be divided.

Dave IVERSON asks what happened with the Wauwinet Bike path

VORCE still in the works. No new action. It will have funding. Thinks Derek Shooster knows about this. We may have to amend the TIP to include.

IX. Adjournment

Bert Johnson moved to adjourn the meeting at 9:17 p.m.; Fritz McClure seconded the motion. So voted by Roll Call Vote.

- 1. Nat Lowell Aye
- 2. John Trudel Aye
- 3. Fritz McClure Aye
- 4. Judith Wegner Aye
- 5. Dave Iverson Aye
- 6. Kristie Ferrantella Aye
- 7. Maureen Phillips Aye
- 8. Bert Johnson Aye
- 9. Jack Gardner Aye

Meeting adjourned by **UNANIMOUS** consent.

Submitted by:
Eleanor W. Antonietti

NPEDC MEETING

10/19/2020

AGENDA ITEM VI.A

HARBOR PLACE - UPDATE



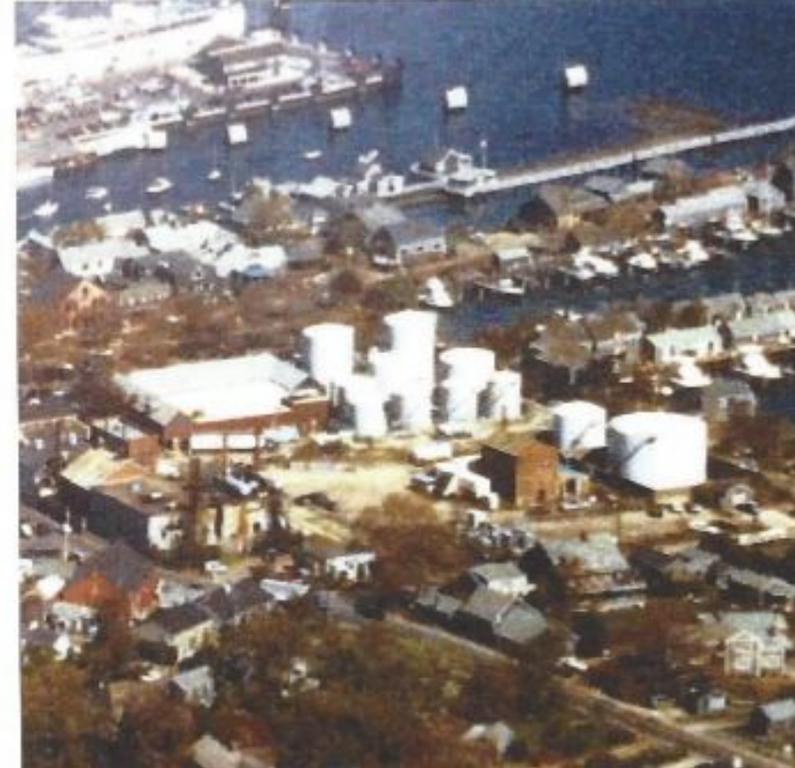
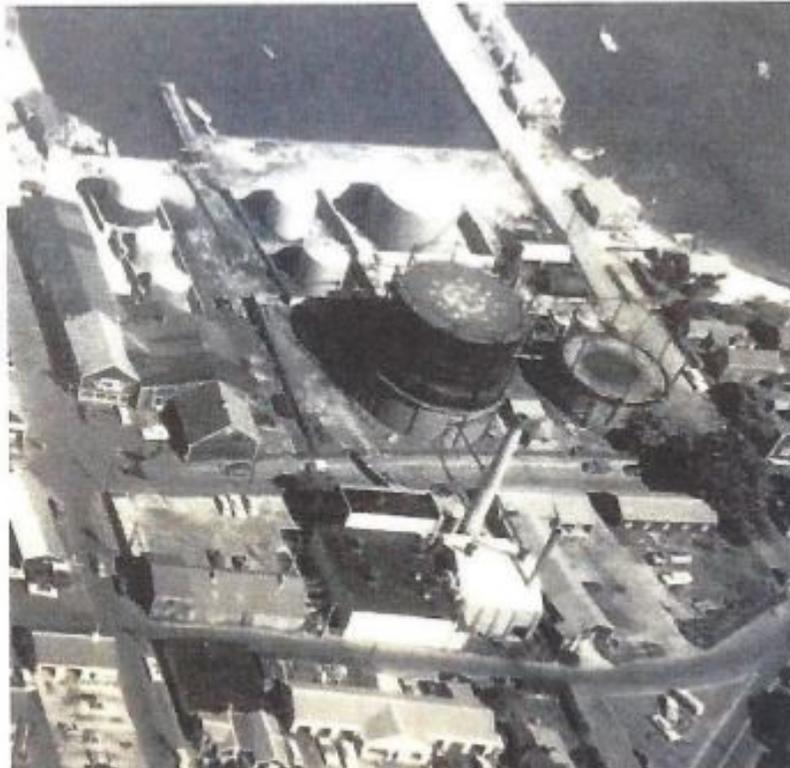
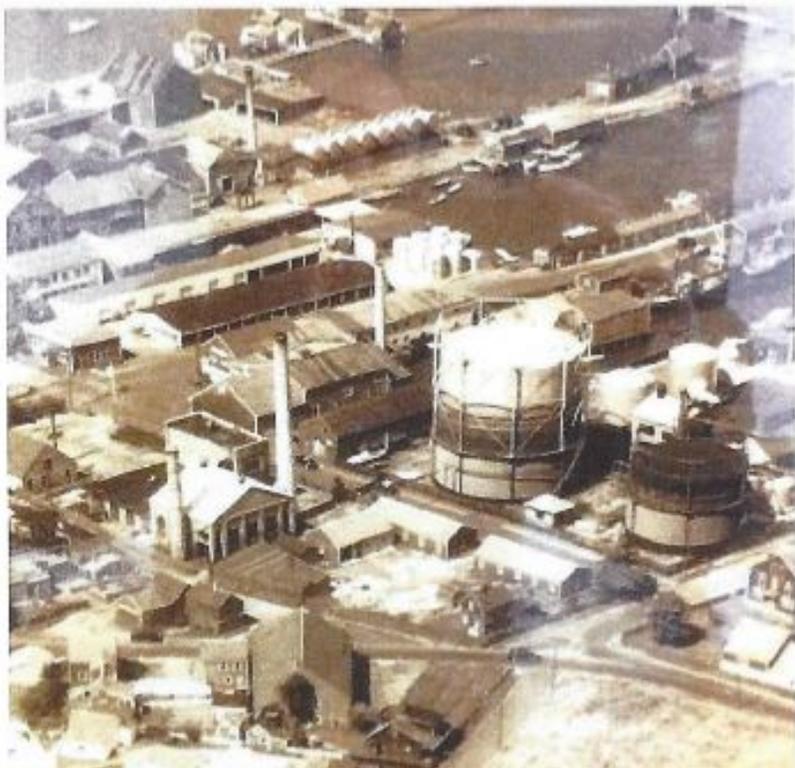
HARBOR PLACE

Transportation Solutions and an Integrated Waterfront Redevelopment

Agenda

1. Site History
2. Existing Conditions
3. What is Harbor Place?
4. Redeveloping a Portion of the Waterfront
5. Harbor Place – A Unique Opportunity
6. Next Steps

Site History



HARBOR PLACE
Site History

Site History

- This is not a new story
- Discussions have occurred with town officials and site property owners for many years. There have been numerous town studies on addressing Straight Wharf, transportation and public safety challenges, and how to resolve them in a comprehensive master plan.
- The Wilkes Square study is an example of the extensive review of this area by the Town
- A joint committee of town officials and site property owners was formed last year, to discuss options for addressing key issues of transportation and infrastructure
- The decommissioning of the tank farm opens up additional opportunities to address these issues

An aerial photograph of a harbor filled with numerous boats, including yachts and sailboats, docked at piers. In the background, a densely populated town with many houses and a prominent church with a steeple is visible. The entire image is overlaid with a semi-transparent grey filter.

Existing Conditions

HARBOR PLACE
Existing Conditions



HARBOR PLACE
Existing Conditions

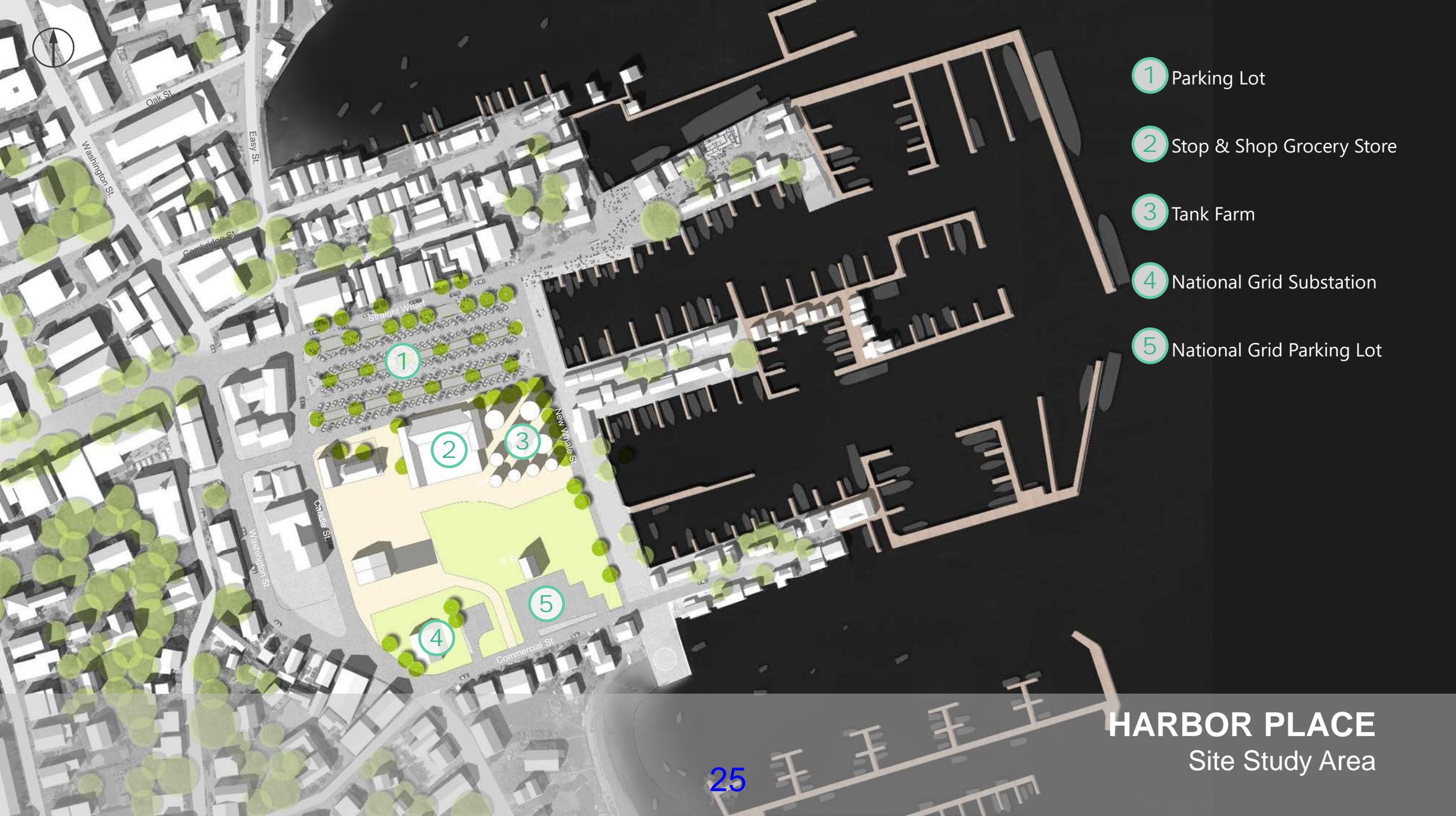
Existing Conditions

With recent and dramatic shifts, Straight Wharf has become the transportation center of Nantucket, given both a significant decline in air travel, one that is not expected to reverse, and a sizeable increase in Hyline fast ferry passenger traffic, as well as larger ferries, a surge is expected to continue:

- Roads at Straight Wharf and New Whale are thoroughly congested in season and certain times of year, raising serious public safety concerns and creating gridlock downtown
- Area sidewalks are too narrow, unable to accommodate the flow of pedestrians
- Inadequate queuing for taxis and cars; no bus or convenient shuttle parking
- Inadequate bicycle storage and bicycle routes to and from Straight Wharf/New Whale St. area
- The shift in island transportation underscores the need and potential for a year-round, town-owned-and-operated transportation center coupled with street and sidewalk improvements in the waterfront area to address these critical public safety and traffic issues



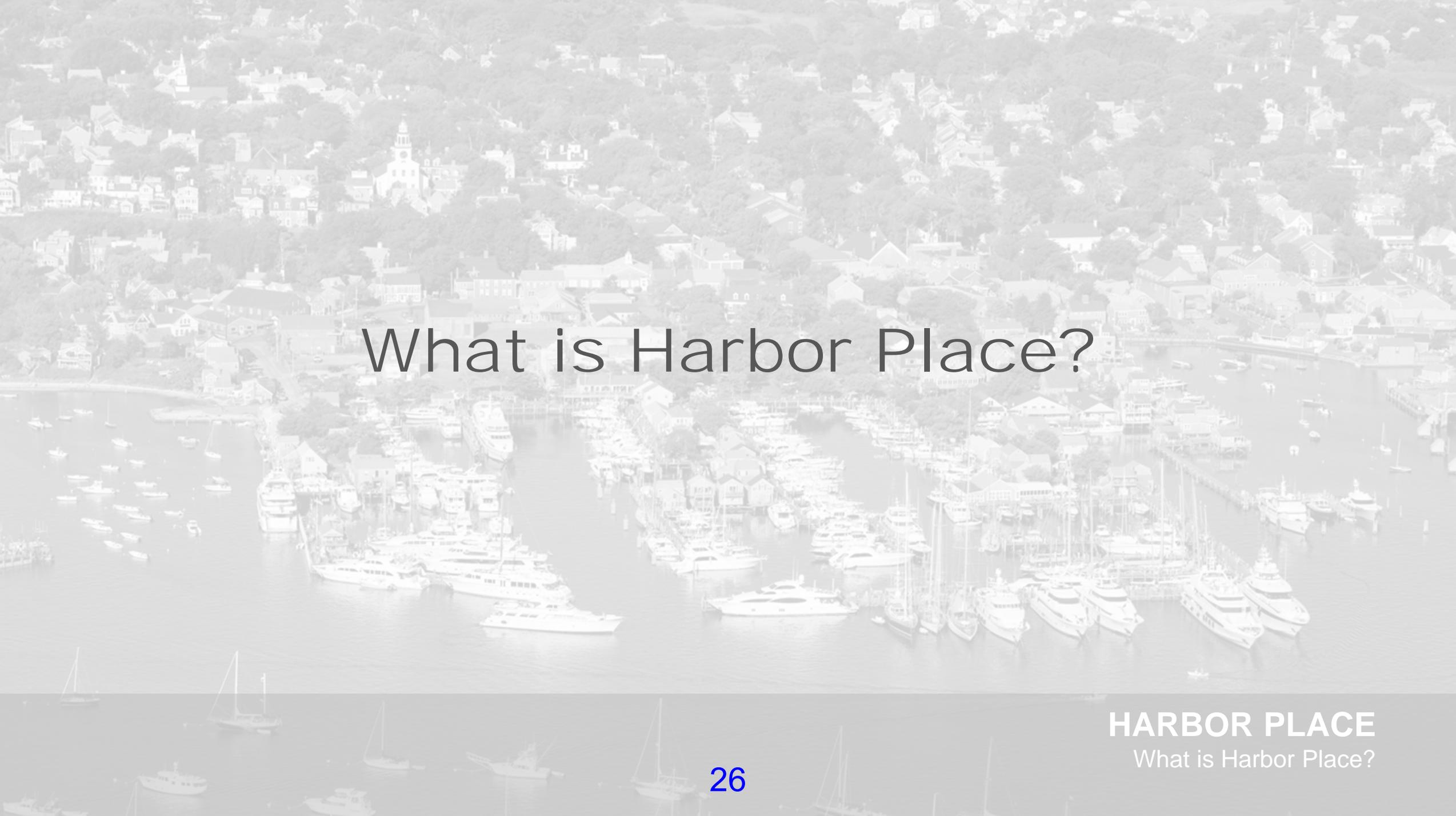
HARBOR PLACE
Existing Conditions



- 1 Parking Lot
- 2 Stop & Shop Grocery Store
- 3 Tank Farm
- 4 National Grid Substation
- 5 National Grid Parking Lot

HARBOR PLACE

Site Study Area

An aerial photograph of Harbor Place, a marina and residential area. The foreground is dominated by a large body of water filled with numerous sailboats and motorboats. The middle ground shows a dense cluster of buildings, including houses and a prominent church with a steeple. The background is a hillside covered in more residential buildings and trees. The entire image has a light, semi-transparent overlay.

What is Harbor Place?

HARBOR PLACE
What is Harbor Place?

What is Harbor Place?

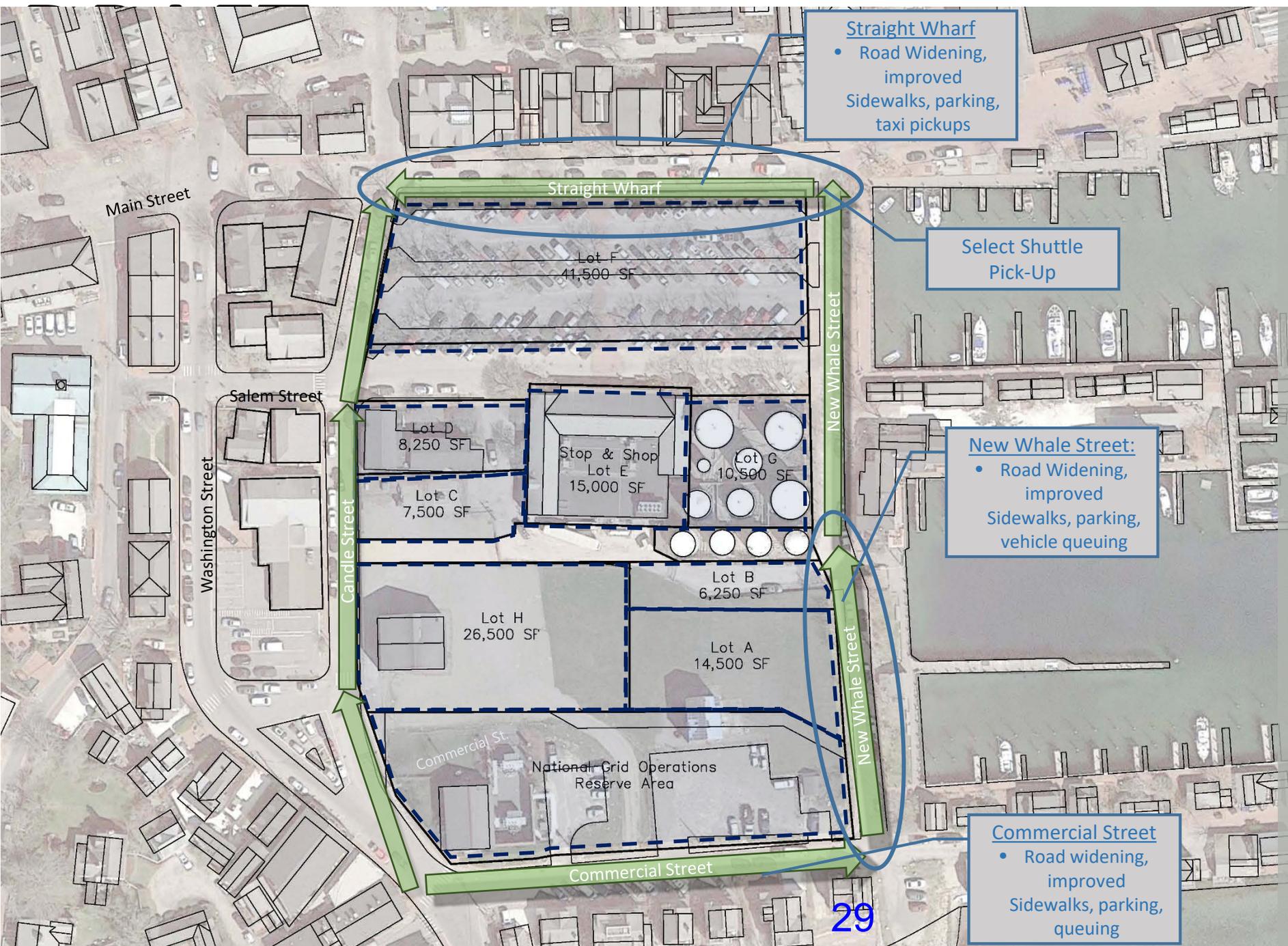
Harbor Place is a once in a generation waterfront revitalization of a mixed-use development, allowing for a blend of residential, retail and restaurants. It is proposed at a time of significant surge in Hy-Line ridership. Harbor Place could provide a long-term solution for needed transportation improvements to Nantucket's downtown waterfront, easing congestion and traffic flow, improving public safety, and providing additional waterfront amenities by:

- Providing private land to the town, at no cost, for the potential of a state-of-the-art Intermodal Transportation Center or significant traffic upgrades including NRTA operational enhancements
- Creating increased access for all transit circulation options
 - Vehicle
 - Pedestrian
 - Bicycle
- Improving the street grid to alleviate currently congested areas
- Widening area roads to provide safe vehicle queuing on both sides of the street
- Widening sidewalks to enhance pedestrian flow
- Enhanced viewsheds and greater public access to the waterfront

Redeveloping a portion of the Nantucket Waterfront

Redeveloping a key portion of the Nantucket Waterfront at Straight Wharf, Old South Wharf, and Commercial Wharf:

- Straight Wharf widened to provide vehicle queuing on both sides of street for taxi and personal pickup
- Taxi loop down Salem Street, with dedicated pick-up and drop-off along Straight Wharf
- Select shuttle pick-up at New Whale/Straight Wharf intersection
- Personal pick-up along New Whale, improved vehicle parking
- Pedestrian walk from ferry to future transportation center via Waterfront and New Whale Street
- NRTA dedicated drive lane and bus pick-up & drop off
- Potential for town-owned/town-operated transportation center
- Private redevelopment of about 1.5 acres on waterfront in close coordination with town officials and boards—retail and housing
- Improvements to Commercial St to support access to New Whale, waterfront areas and ferry loading



Straight Wharf

- Road Widening, improved Sidewalks, parking, taxi pickups

Select Shuttle Pick-Up

New Whale Street:

- Road Widening, improved Sidewalks, parking, vehicle queuing

Commercial Street

- Road widening, improved Sidewalks, parking, queuing

STREET IMPROVEMENTS

- New Whale Street
- Straight Wharf
- Commercial Street

WATERFRONT

- Open Space on the Waterfront
- Create Access for all Transit Circulation Options
 - Pedestrian
 - Bicycle
 - Vehicle
- Provide Seating Overlooks, Plaza Spaces with Views to the Harbor
- Programmable Space for Special Events
- Link Existing Waterfront Network of Open Spaces

TRANSPORTATION

- Straight Wharf widened to provide vehicle queuing on both sides of street for Taxi & Personal Pick-Up
- Select Shuttle Pick-Up at Whale/Straight Wharf Intersection
- Personal Pick-Up Along New Whale, Improved Parking

An aerial photograph of Harbor Place, a coastal town and marina. The foreground is dominated by a large marina filled with numerous sailboats and motorboats docked at piers. The water is calm, reflecting the sky. In the background, a dense residential area with many houses and buildings is visible, situated on a hillside. The overall scene is peaceful and scenic.

Harbor Place

A Unique Opportunity

HARBOR PLACE
A Unique Opportunity

Harbor Place – A Unique Opportunity

- Incorporates the vision of Wilkes Square and numerous town studies
- Addresses significant downtown traffic and transportation issues
- Improves area roads and sidewalks
- Enhances vehicle, pedestrian and bicycle transportation downtown
- Connects downtown to the waterfront with greater public access and key view sheds to the harbor
- Conveys private land to the Town from National Grid and other private land owners, creating future opportunities for a town-owned and town-managed transportation center to accommodate bus, taxi, ferry service, personal vehicles, and NRTA circulation
- Other land to be made available for infrastructure improvements
- Private retail/housing redevelopment of about 1.5 acres in the waterfront area in close coordination with town officials and boards
- Preserves land for National Grid operations

An aerial photograph of a coastal town and harbor. The town is built on a hillside, with numerous houses and buildings. A prominent church with a steeple is visible. The harbor is filled with many boats, including sailboats and motorboats, docked at piers. The water is calm, and the overall scene is peaceful.

Next Steps

HARBOR PLACE

Next Steps

Next Steps

1. The drafting of an article allowing the funding for the Select Board and other Town Staff to investigate infrastructure, transportation and other planning goals related to the Downtown. **(Spring Town Meeting)**
2. Scheduling of public forums and meetings to review scope and prospective project outlines for Harbor Place
3. Drafting and approval of a Development Agreement between the Town and land owners
4. Rezone Harbor Place parcels, with a sub-district overlay, to Commercial Downtown (CDT) zoning, from Residential Commercial (RC), in alignment with downtown zoning **(Potential Fall Town Meeting)**
5. Town's commitment to proposed infrastructure improvements on site perimeter
 - New Whale Street widening, queuing, sidewalk repair/enhancement
 - Straight Wharf and Main Street widening, parking lane, sidewalk repair/enhancement
 - Commercial Street widening, sidewalk repair/enhancement
 - Town Sewer and Water Line work along roadways
6. Conveyance of land at no cost to the Town for future transportation/intermodal Center with easement rights for infrastructure improvements

An aerial photograph of a coastal town and harbor. The town is built on a hillside, with numerous houses and buildings. A prominent church with a steeple is visible in the upper left. The harbor is filled with many boats, including sailboats and motorboats, docked at piers. The water is calm, and the overall scene is peaceful.

THANK YOU!

HARBOR PLACE

NPEDC MEETING

10/19/2020

AGENDA ITEM VI.B

AREA PLANS

NTA Map 2020-03-10 **UPDATED**



DRAFT
10/17/2020



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/13/2018
Data updated 11/19/2018

MID ISLAND -
centered.

MADAKET AREA PLAN WORK GROUP RECOMMENDATION

accepted by

**Nantucket Planning & Economic Development Commission
on August 7, 2006**

THIS PLAN WAS DEVELOPED BY THE MADAKET AREA PLAN WORK GROUP

Members

Clark Whitcomb, *Chairman*, Nancy Soderberg, *Secretary*,
Marjorie Colley, Sylvic O'Donnell, Tom Erichsen,
Peg Rudin, Rick Norton, Diana Brown, Tom Barrows, Andrea Murphy,
Jeff Willett, Don Visco

NP&EDC Facilitators

Andrew Vorce, Leslie Woodson

The Madaket Area Plan (MAP) was drafted to fit the Massachusetts Commonwealth statute 41-81D for town comprehensive master plans, and as required by the Town of Nantucket. The sections of the MAP therefore conform to the 41-81D plan headings.

1. Goals and Policy

The goals and policy of the Madaket Area Plan are to articulate a vision for the Madaket area as a unique neighborhood of Nantucket, within the overall structure of the Nantucket Comprehensive Master Plan. The MAP takes into account the input of the residents of Madaket, taken from multiple sources over a period of several years, and represents the view of the Madaket community.

Overall, Madaket residents want to maintain the "county" and low-density nature of their neighborhood, as well as maintain open space and access to the waterfront. Madaket residents also wish to improve the water quality in Madaket Harbor and the surrounding watershed – Hither Creek, Madaket Ditch, and Long Pond.

Madaket Area Plan Boundary Map

The Madaket Area Plan covers the area of Madaket included in the red line boundary on the NP&EDC Madaket Area Plan 2005 map.

The boundaries of the MAP can be described as starting from Warrens Landing Road and the boundary of the Fishers Landing development (behind the Creek Lane properties), along Madaket Road to Long Pond, through Long Pond to Red Barn Road, to the south shore, along the beach around Smith's Point and Madaket Harbor, back to Warren's Landing Road. MAPWG recommended that the Wood and FAA properties be included in the Madaket Area Plan boundary, but the NP&EDC voted to exclude them.



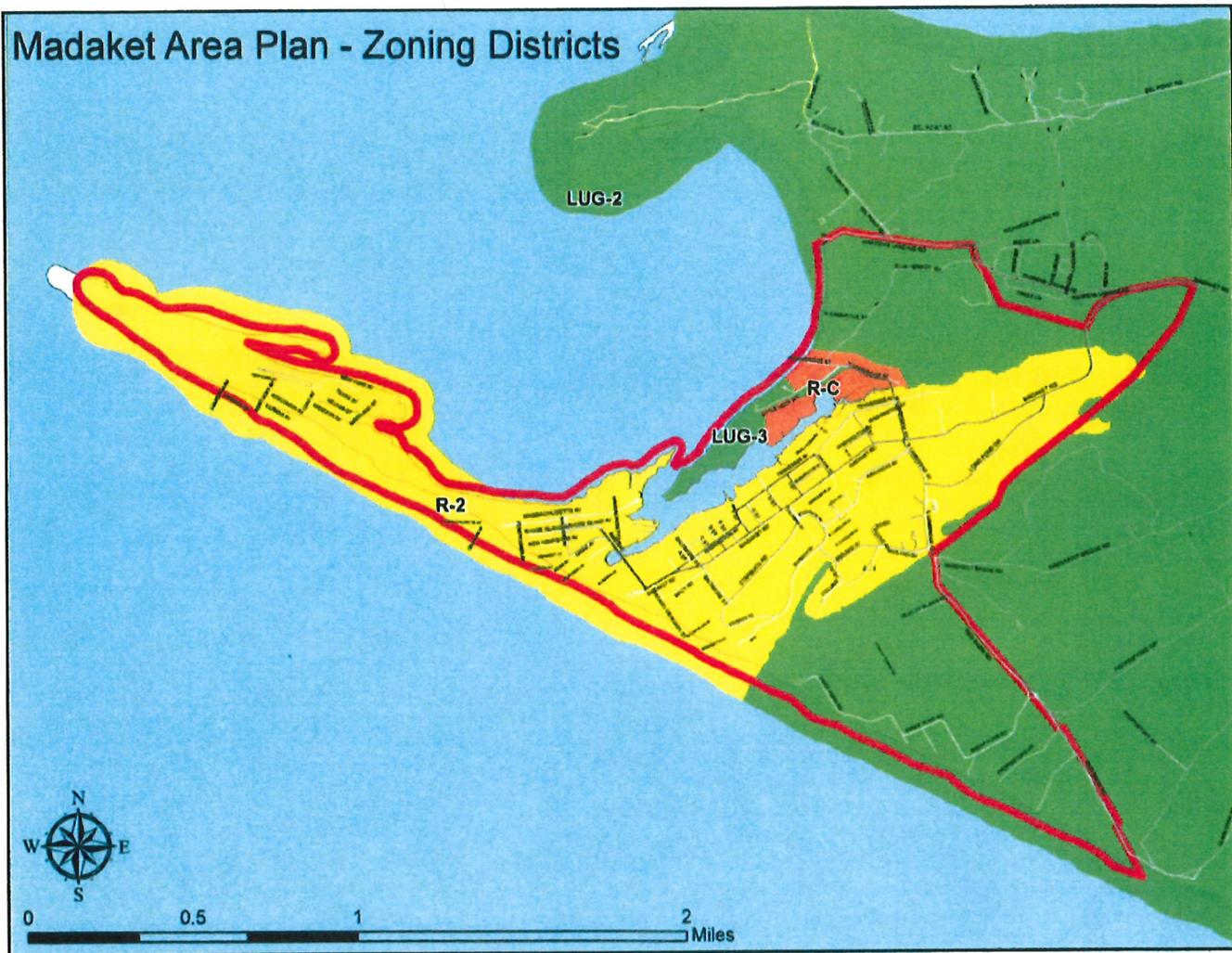
Photo courtesy of Beverly Hall

2. Land Use

The Land Use plan element identifies present land use and designates the proposed distribution, location and inter-relationship of public and private land uses. This element shall relate the proposed standards of population density and building intensity to the capacity of land available or planned facilities and services. A land use plan map illustrating the land use policies of the municipality shall be included.

Land Use Recommendations for Madaket

- 2.1 MAPWG recommends that the RC zoned parcels along North Cambridge Street and Little Neck Way in Madaket, with the exception of the Madaket Marine parcels, be re-zoned to either LUG2 or R2 to reflect current size and use. The Madaket Marine parcels should remain zoned as RC to fit their use. (*This recommendation has been accomplished. The east side of North Cambridge Street is now incorporated with LUG2. The harborfront area off Little Neck Way, formerly RC, is now R2.*)
- 2.2 MAPWG reviewed possible rezoning options for the area east of Cambridge Street along Madaket Road and Long Pond Drive. The properties are currently zoned LUG2 or R2, but conform to a mix of R2, LUG1 and LUG2 zoning categories.



While it is desirable to rezone properties to fit their use, it would be difficult to rezone the area without creating nonconforming lots. Therefore, MAPWG decided not to recommend any zoning changes here.

3. Housing

The Housing element identifies and analyzes existing and forecasted housing needs and objectives including programs for the preservation, improvement and development of housing. This element shall identify policies and strategies to provide a balance of local housing opportunities for all citizens.

Housing recommendations for Madaket

- 3.1 MAPWG recommends that opportunities for buildable lots be created for affordable housing in Madaket similar to what has been accomplished in Surfside.
- 3.2 MAPWG encourages a "land swap" near Columbus Avenue between the Town and the Madaket Land Trust.

- 3.3 MAPWG encourages accessory apartments as permitted in section 139-7C of the Zoning Bylaw.
- 3.4 MAPWG supports limiting the height of primary buildings in Madaket to 25 feet, and limiting secondary dwellings and all ancillary buildings to 22 feet in height.

4. Economic Development

The Economic Development element identifies policies and strategies for the expansion or stabilization of the local economic base and the promotion of employment opportunities.

Economic Development comments and recommendations for Madaket

- 4.1 It is not required that Madaket have a specific commercial area, although some pre-existing non-conforming commercial activity exists in the Tristram's Landing area and at the West End Restaurant and Market on Madaket Road. In addition, while MAPWG accepts the pre-existing non-conforming commercial use, we recognize that it does not fit within the objectives of the Madaket Area Plan.

- 4.2 MAPWG recommends that if there were to be any additional commercial development in Madaket, that such commercial activity would be contained in a "village center" in the area near the Tristram's Landing tennis courts, within the existing property boundary located at 5 S. Cambridge Street, map #59.4, parcel 133.

5. Natural and Cultural Resources

The Natural and Cultural Resources element provides an inventory of the significant natural, cultural and historic resource areas of the municipality, and policies and strategies for the protection and management of such areas.

Natural and Cultural Resources recommendations for Madaket

- 5.1 MAPWG encourages improvement of water quality of Long Pond, Hither Creek, and Madaket Harbor with input from Madaket Harbor Planning efforts and the MA Estuaries study.
- 5.2 MAPWG encourages the Town, pursuant to the beach management plan and acting through its Right of Way Committee and the NP&EDC, to identify and secure access to beaches and waterfront for public use.
- 5.3 MAPWG supports the Nantucket Land Council campaign to purchase the development rights to the 270-acre Loring Property.
- 5.4 While Eel Point is not within the boundary of the MAP, MAPWG recognizes that the Eel Point beach area is a unique natural resource that should be maintained for public access. We support vehicle access to Eel Point, with the appropriate permits.

6. Open Space and Recreation

The Open Space and Recreation element provides an inventory of recreational resources and open space areas of the municipality, and policies and strategies for the management and protection of such resources and areas.

Open Space comments and recommendations for Madaket

- 6.1 Open Space Zoning is the identification of parcels of land that are currently preserved as conservation areas or open space and rezoning them from a residential zone to open space zone so that the use of the site matches the zoning district.
- 6.2 The Madaket Area Plan Work Group supports the concept of an Open Space Zoning District and suggests that the Planning Board study and develop documents needed to establish such a district.
- 6.3 MAPWG encourages the Town of Nantucket to improve and enhance the "Wood Property" for recreational uses and open spaces.

- 6.4 In addition, MAPWG encourages the Town to pursue purchase of the FAA property and keep it as open space, unless circumstances or conditions arise which require other use of the area in order to sustain a healthy environment for Madaket.
- 6.5 MAPWG encourages the Land Bank to improve and enhance their North Cambridge Street properties (formerly the Reith, Latici, and Crocker properties) for recreational uses and open space.

7. Services and Facilities

The Service and Facilities element identifies and analyzes existing and forecasted needs for facilities and services used by the public.

Services and Facilities comments and recommendations for Madaket

- 7.1 MAPWG supports the provision of seasonal, portable toilet facilities at public beaches.
- 7.2 MAPWG recommends that parking be provided along Ames Avenue.
- 7.3 MAPWG recommends maintaining a boat float at Madaket Millie's Bridge.
- 7.4 MAPWG supports the creation of small, randomly located, pervious parking areas at public water access points, but with the intention to avoid parking lots along the waterfront.
- 7.5 MAPWG does not support the installation of town water service to the Madaket area.
- 7.6 The CWMP recommendation of a sewage treatment plant for Madaket is based on assumptions that existing on-site septic systems are inadequate and there are excessive levels of nutrient loading in Madaket Harbor/Long Pond/Hither Creek due to failed septic systems. At the present time, MAPWG is opposed to the creation of a central sewage treatment plant due to the lack of scientific water quality data, the potential cost impact for Madaket residents, and the potential impact on growth and development in Madaket. MAPWG recognizes that this is the single most important issue confronting Madaket property owners.
- 7.7 MAPWG strongly encourages the town to continue collecting data from on-going and additional scientific water quality testing of our surface and ground water. These data will be essential for making informed decisions in the future concerning the management of wastewater disposal.
- 7.8 In addition, MAPWG strongly supports an aggressive inspection, measurement and enforcement program which will: (1) identify and fix on-site septic systems that are imminent health hazards; (2) quantify the impact on the Madaket watershed

of making on-site septic improvements; and (3) identify alternatives for Madaket residents that will result in improvements to the watershed.

- 7.9 We must identify where the problems are, if any, and apply existing on-site technology, or innovative alternative technology, as it is approved, to specific site, multi-site, or adjacent areas for wastewater treatment solutions. Madaket is diverse in requirements and needs, and treating the entire Madaket area may or may not be necessary. The extent and cost of treatment should ultimately apply only to those individuals or areas in need.
- 7.10 It is the considered opinion of MAPWG that properly working on-site septic systems will limit nutrient loading in the watershed system, thereby protecting and enhancing the quality of groundwater flowing into and affecting the Madaket Harbor/Hither Creek/Long Pond waters.
- 7.11 MAPWG recommends that in the event a sewage treatment plant is built to service the Madaket Area, it shall be designed and built to accommodate no more than the number of bedrooms that are allowed under the current Board of Health Regulations pertaining to on-site septic systems and separation of water wells from septic systems.
- 7.12 MAPWG recommends on-going groundwater, surface water, and air quality testing by the Landfill and that these test results be available to the public on an on-going basis. MAPWG recommends that the Landfill take immediate and aggressive actions to reduce any negative impact on groundwater, surface water, and air quality, and to report to the BOH on these actions.
- 7.13 MAPWG recommends that the town continue to explore innovative technologies for processing and handling solid waste, including an aggressive recycling program, and implement those technologies as they become available.

8. Circulation

The Circulation element provides an inventory of existing and proposed circulation and transportation systems.

Circulation recommendations for Madaket

- 8.1 MAPWG recommends that an alternate access route to Madaket via Eel Point Road and Warren's Landing Road be developed for emergency use.
- 8.2 In support of maintaining the rural nature of the Madaket community, MAPWG recommends the preservation of the existing narrow dirt roads and lanes that meander through the moors and down to the water, and protect them from urbanization efforts such as widening, paving or other "improvements".

- 8.3 MAPWG supports public transportation. MAPWG suggests that NRTA extend the bus schedule from mid-May to the end of September to accommodate commuters to/from town. In addition, MAPWG requests that NRTA maintain a more reliable time schedule for each stop, and identify places to stop that are not on the bike path or impeding traffic.

9. Implementation Program

The Implementation Program element defines and schedules the specific municipal actions necessary to achieve the objectives of each element of the master or study plan. Scheduled expansion or replacement of public facilities or circulation system components and the anticipated costs and revenues associated with accomplishment of such activities shall be detailed in this element. This element shall specify the process by which the municipality's regulatory structures shall be amended so as to be consistent with the master plan.

The Implementation Program is to be the responsibility of the Nantucket Planning and Economic Development Commission.

Implementation recommendations for Madaket

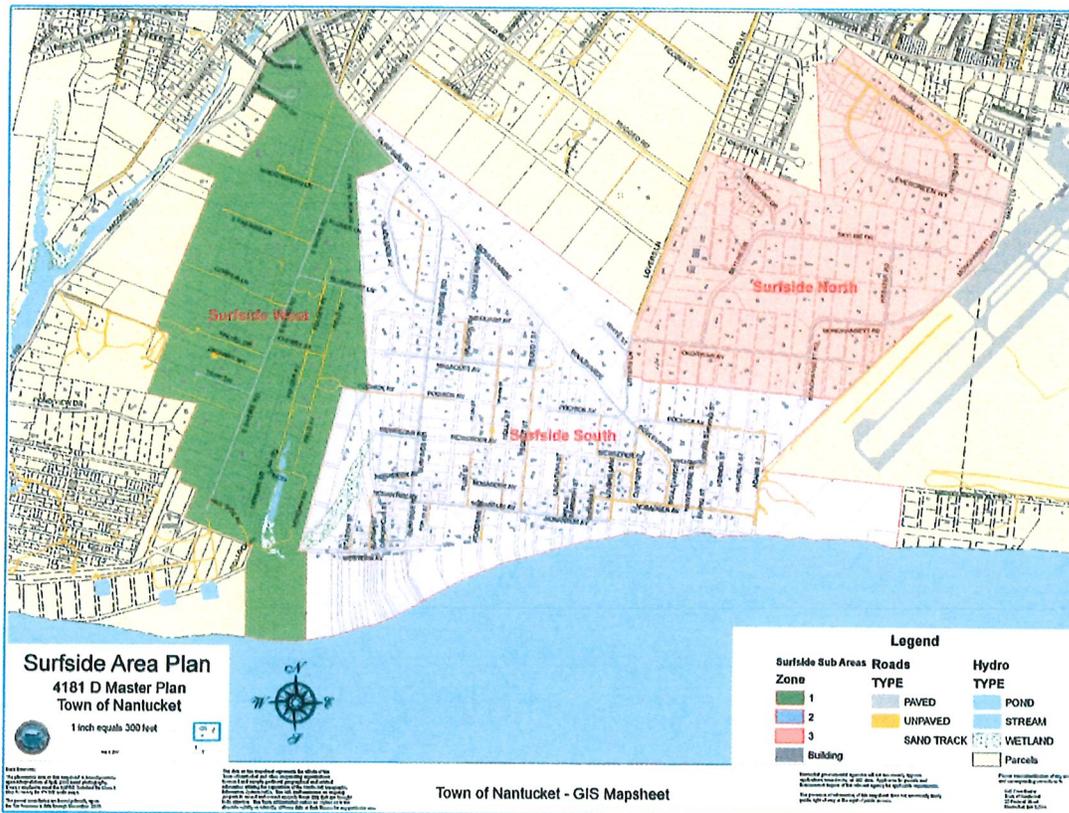
- 9.1 MAPWG recognizes that planning is an ongoing process, and recommends that NP&EDC designate the Madaket Area Plan Work Group to remain involved in the implementation and updates of the Madaket portions of The Nantucket Master Plan.



P.O. Box 1423
Nantucket, MA 02554

SURFSIDE AREA PLAN

NANTUCKET, MA



OCTOBER 6, 2008

Final Draft

(As revised and approved by the SAPWG)

'Sconset Area Plan **February 2007**

'SCONSET AREA PLAN

Prepared through the work of the 'Sconset Planning Committee with the support of the Siasconset Civic Association and the 'Sconset Trust:

Members – Susan Whitlock (President Siasconset Civic Association), Bob Felch (President 'Sconset Trust), Mark Donato, Dick Duncan, George Hubbs, Carol Kinsley, Mary Warren Moffett, Mimi Young
Leslie Woodson (NP & EDC), Brian Chadwick (Board of Selectmen)

The 'Sconset Area Plan (SAP) has been re-drafted to fit the Commonwealth of Massachusetts statute 41-81D for town comprehensive master plans, and as required for the Town of Nantucket. The sections of the SAP therefore conform to the 41-81D plan headings.

'Sconset Area Plan Boundary Map

The 'Sconset Area Plan covers the area of 'Sconset included within the solid boundary marked on the attached map as Exhibit 1.

1. GOALS AND POLICIES

The goals and policies statement identifies the goals and policies of the municipality for its future growth and development. Each community shall conduct an interactive public process to determine community values, goals and to identify patterns of development that will be consistent with these goals.

The goals and policy of the 'Sconset Area Plan are to articulate a vision for the 'Sconset area as *a unique neighborhood and village of Nantucket*, within the overall structure of the Nantucket Comprehensive Master Plan. The "'Sconset Planning Committee," sponsored by the 'Sconset Trust and the Siasconset Civic Association and in cooperation with the NP&EDC, started work on this plan in 1998. After five special community meetings, two surveys, ten Civic Association meetings and innumerable meetings of committees and subcommittees, the Planning Committee produced a "Composite of Actions" articulated by eleven different subcommittees on topics ranging from Peace & Quiet and Traffic to Sewage and Affordable Housing. Those reports, which have been circulated around the community and at Civic Association Meetings, are eloquent evidence of the special character of the village, and the dedication of the people who care for it.

A new planning committee convened in 2006 to restructure the Area Plan and revisit issues and opportunities important to the community of 'Sconset. The resulting revised 'Sconset Area Plan has been distributed to the citizens of 'Sconset, both year round and seasonal, for review and comment. Feedback has been tabulated and carefully considered before writing this final (eighth) draft of the 'Sconset Area Plan.

There remains a general concern about potential growth in 'Sconset and this document aims to address the best plans and procedures to address the future of the community in

'Sconset Area Plan **February 2007**

the context of the 41-81D priorities. The intentions of the planning committee have been to work within the scope and perspective of an island-wide initiative to examine growth and development. Many 'Sconseters favor housing caps and other limits to growth on the island. The 'Sconset Area Plan aims to protect the 'Sconset community as best it can within the conditions established for the whole island. Further, 'Sconset is committed to being a contributing and caring group of Nantucketers who intend to provide solutions within our village boundaries to help improve the quality of life for all island residents.

Our primary goal is to preserve the unique nature of 'Sconset for future generations of residents and visitors.

2. LAND USE

The Land Use plan element identifies present land use and designates the proposed distribution, location and inter-relationship of public and private land uses. This element shall relate the proposed standards of population density and building intensity to the capacity of land available or planned facilities and services. A land use plan map illustrating the land use policies of the municipality shall be included.

'Sconset land use can be found in Exhibit 2 (zoning code) on the attached map.

Land use recommendations for 'Sconset – for purposes of zoning, see the zoning definitions for 'Sconset at the end of the report.

- 2.1 A zoning change for Main Street was completed as proposed by the 'Sconset Planning Committee in 2004 by vote of Town Meeting, resulting in a special variation from SR2 zoning to a minimum lot size of 10,000 square feet.
- 2.2 SAP recommends making other smaller zoning changes that more accurately reflect the reality of the village today.
- 2.3 SAP recommends the clean up and "rationalizing" of the places where the maps show the zoning boundaries to be inconsistent with boundaries of legal parcels i.e., different zoning rules applying on the same parcel of land.
- 2.4 SAP recommends cleaning up zoning boundary issues in SOH specifically on Broadway, Front Street and in Codfish Park.

3. HOUSING

The Housing element identifies and analyzes existing and forecasted housing needs and objectives including programs for the preservation, improvement and development of housing. This element shall identify policies and strategies to provide a balance of local housing opportunities for all citizens.

Architectural neighborhoods and housing use recommendations for 'Sconset

- 3.1 'Sconset has unique architectural characteristics based on different historical and economic origins. Those characteristics are best evidenced

'Sconset Area Plan

February 2007

in five different architectural neighborhoods as defined by The 'Sconset Planning Committee. These "neighborhoods" will delineate areas where houses are similar in style, mass and height, and in some cases, history. SAP recommends the establishment of standards to be used as a guideline for determining appropriate residential development within the defined areas. SAP recommends the creation of a study team in 'Sconset to identify the unique characteristics of each of the neighborhoods and to set standards of comparability and permissible deviations in architectural plans by area. SAP believes the best way to protect 'Sconset's unique architectural qualities is through zoning which recognizes each of the architectural neighborhoods.

3.2 SAP recommends that the standards for determining development patterns with regard to these neighborhoods be codified in a neighborhood by neighborhood "architectural database" by the study group. The findings would be reported to the 'Sconset Planning Committee, which will work in concert with the HDC to finalize the standards.

3.3 SAP encourages the use of selected town-owned lands for affordable housing as a joint venture between the town and the 'Sconset Planning Committee. In some cases the town can offer existing town-owned land with high value "in trade" for privately owned land to accomplish the creation of pockets of affordable housing within the village. The details and implementation plans will be coordinated with the 'Sconset Planning Committee.

3.4 SAP recommends the consideration of using the current town-owned water tower land located on New Street for affordable housing units once the tower is removed.

3.5 SAP recommends evaluating opportunities for the use of existing housing for public benefit at the Loran Low Beach property now owned by the federal government. The portions of this land now providing housing for federal government employees (USCG) could be converted to affordable housing when vacated. SAP envisions using the rest of the property for conservation and recreational purposes – see section 6.2.

4. ECONOMIC DEVELOPMENT

The Economic Development element identifies policies and strategies for the expansion or stabilization of the local economic base and the promotion of employment opportunities.

Economic development comments and recommendations for 'Sconset

4.1 SAP is not in favor of the creation of a specific commercial area in 'Sconset, although some pre-existing non-conforming commercial activity exists in the village in three segments on New Street, at and/or near the rotary and on Ocean Avenue at the Summer House Restaurant location. In addition, while SAP accepts these pre-existing non-conforming

'Sconset Area Plan **February 2007**

commercial uses, we do not favor an expansion of these uses in the village.

4.2 Due to the seasonal nature of the 'Sconset area, we do not foresee a need for additional commercial development.

4.3 SAP reiterates the need to preserve and keep the uniqueness of 'Sconset's center in order to protect the stability of the local village economic base.

5. NATURAL AND CULTURAL RESOURCES

The Natural and Cultural Resources element provides an inventory of the significant natural, cultural and historic resource areas of the municipality, and policies and strategies for the protection and management of such areas.

Natural and Cultural Resources recommendations for 'Sconset

5.1 SAP recognizes the contribution made to the village by its cultural institutions, in particular, the Siasconset Union Chapel and On the Isle. We urge support of these entities as they provide continuing community involvement and help maintain the sense of community unique to this mainly summer village.

5.2 SAP encourages the continued support of the 'Sconset Trust to secure historic preservation restrictions on historic homes and structures, including the Siasconset Union Chapel, the fire house and the Siasconset Casino.

5.3 SAP encourages the maintenance of other well-known sites in the village such as the rotary, Pump Square, the foot bridge and the post office.

5.4 SAP supports the continuing use of the Siasconset Casino building as a community center for the village.

5.5 SAP encourages clubs, associations and the chapel based in 'Sconset to continue time-honored outreach to the island community through direct funding and events supporting local charities, families and individuals in need. These efforts include direct outreach funding distributed annually across the island by the Siasconset Union Chapel, ongoing charitable activities at the golf clubs (including the caddie camp at Sankaty Head Golf and Beach Club and the Children's fund raising events at Nantucket Golf Club) and annual scholarship gifts from the 'Sconset Civic Association.

5.6 SAP supports research to abate the erosion of the easternmost coast line of the island.

5.7 SAP supports the efforts of the 'Sconset Trust to protect and preserve Sankaty Head Lighthouse, including its relocation to a safe location inland from the original 1850 site, along with the creation of an educational and passive recreational facility (non-structural) in the open land associated with the lighthouse station.

'Sconset Area Plan

February 2007

6. OPEN SPACE AND RECREATION

The Open Space and Recreation element provides an inventory of recreational resources and open space areas of the municipality, and policies and strategies for the management and protection of such resources and areas.

Open space and recreation recommendations for 'Sconset

- 6.1 SAP supports the protection and conservation of the greenbelt surrounding 'Sconset to the southwest, west and north of the village and supports the role of the 'Sconset Trust as a custodian of lands in conservation.
- 6.2 SAP encourages the use of conservation restrictions and other conservation tools where applicable as a means to conserve open land and provide recreational use on lands in and around the greenbelt including the current open land at the Loran Low Beach location.
- 6.3 SAP supports other island conservation groups to continue to hold lands previously deeded to these organizations as conservation land.
- 6.4 SAP encourages the continued maintenance of and life guard service at the public beach at Codfish Park.
- 6.5 SAP supports the continued maintenance and upkeep of the Codfish Park swing area by the Town Park and Recreation Commission for the benefit of the families of residents and visitors.
- 6.6 SAP encourages the Nantucket Conservation Foundation to maintain Larsen Park adjacent to the market as a gathering place.
- 6.7 SAP supports the continued and permanent operation of the historic Siasconset Golf Club off the Milestone Road as a public golf course.

7. SERVICES AND FACILITIES

The Services and Facilities element identifies and analyzes existing and forecasted needs for facilities and services used by the public.

Services and facilities recommendations for 'Sconset

- 7.1 SAP encourages the effective enforcement of parking rules with the clear delineation of parking spaces with lines and signage and the maximizing of parking capabilities on public streets.
- 7.2 SAP supports the construction of a new water tower at the old ball Field as well as the installation of a water metering system throughout 'Sconset. SAP recommends continued enhancement of water pressure for public safety and water conservation.
- 7.3 SAP supports the protection of the quality and quantity of water in the aquifer.
- 7.4 SAP supports the periodic monitoring of water quality at Tom Nevers Pond.

'Sconset Area Plan **February 2007**

- 7.5 SAP supports the continuing presence of a Fire Department substation within the village.
- 7.6 SAP supports the continued presence of a U.S. Post Office facility in the village.
- 7.7 SAP supports the maintenance and periodic updating of the public comfort station located on New Street.

8. CIRCULATION

The Circulation element provides an inventory of existing and proposed circulation and transportation systems.

Circulation recommendations for 'Sconset

- 8.1 Because traffic and circulation are reaching a saturation point in the village during the summer months, SAP recommends that any further economic development must be evaluated in connection with this congestion.
- 8.2 SAP supports the preservation of public safety in vehicular and pedestrian areas through improved police enforcement activities.
- 8.3 SAP recommends the preparation and passage of a home rule bill to enable the village to set its own speed limit below the current 30 MPH limit.
- 8.4 SAP supports the review of extended NRTA services, including consideration for year round service as the village becomes more of a year round residential location.
- 8.5 SAP recommends the retention of the town-owned parcel of land at the north end of Shell Street as a public parking area throughout the year.

9. IMPLEMENTATION PROGRAM

The Implementation Program element defines and schedules the specific municipal actions necessary to achieve the objectives of each element of the master or study plan. Scheduled expansion or replacement of public facilities or circulation system components and the anticipated costs and revenues associated with accomplishment of such activities shall be detailed in this element. This element shall specify the process by which the municipality's regulatory structures shall be amended so as to be consistent with the master plan.

Implementation recommendations for 'Sconset

- 9.1 SAP recognizes that planning is an ongoing process, and recommends that NP&EDC work with a 'Sconset Planning Committee, which will be appointed by the Siasconset Civic Association in conjunction with The 'Sconset Trust, to remain involved in the implementation and updates of the 'Sconset portions of the Nantucket Master Plan.

'Sconset Area Plan
February 2007

Siasconset Zoning

The current zoning standards are:

SOH = Sconset Old Historic
Minimum lot size is 5,000 sq. ft.
Minimum frontage is 50 feet
Ground cover ratio is 50%
Front yard setback is 0 feet
Side and rear setbacks are 5 feet

SR-1 = Sconset Residential 1
Minimum lot size is 5,000 sq. ft.
Minimum frontage is 50 feet
Ground cover ratio is 30%
Front yard setback is 10 feet
Side and rear setbacks are 5 feet

SR-2 = Sconset Residential 2
Minimum lot size is 20,000 sq. ft.
Minimum frontage is 75 feet
Ground cover ratio is 12.5%
Front yard setback is 30 feet
Side and rear setbacks are 10 feet

NPEDC MEETING

10/19/2020

AGENDA ITEM VI.C

**APPROVAL OF 2020-2023 EMPLOYMENT
CONTRACT FOR DIRECTOR VORCE**

EMPLOYMENT AGREEMENT

Between the

**NANTUCKET PLANNING & ECONOMIC
DEVELOPMENT COMMISSION,
TOWN of NANTUCKET**

And

Andrew V. Vorce, AICP

Time Period: June 7, 2020 – June 30, 2023

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Dated: October 19 ~~January 23~~, 2020~~17~~

**NANTUCKET PLANNING AND ECONOMIC
DEVELOPMENT COMMISSION
TOWN OF NANTUCKET
Employment Agreement**

AGREEMENT dated ~~January 23~~October 19, 2020, ~~2017~~, and effective June 7, ~~2017~~ 2020 by and between the Nantucket Planning and Economic Development Commission (NP&EDC), Nantucket, Massachusetts, at 2 Fairgrounds Road, Nantucket, MA 02554, acting by and through the vote of its Commissioners, (hereinafter the "COMMISSION"), and Andrew V. Vorce (hereinafter "VORCE"), currently residing at 40-40 ½ Essex Road, Nantucket, MA 02554, with a mailing address at PO Box 1392, Nantucket, MA 02554, and the Town of Nantucket, acting by and through its Town Manager, at 16 Broad Street, Nantucket, MA, 02554 (hereinafter the "TOWN").

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WITNESSETH

WHEREAS, the COMMISSION desires to reappoint VORCE as the Director of Planning for said COMMISSION, and VORCE desires such appointment, all on the terms hereinafter set forth; and

NOW, THEREFORE, in consideration of the mutual covenants hereinafter set forth, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and parties agree as follows:

ARTICLE 1 – APPOINTMENT

- 1.1 The COMMISSION hereby reappoints VORCE and VORCE hereby accepts the reappointment as the Director of Planning.
- 1.2 VORCE will devote his best efforts to the performance of duties and responsibilities set forth in Exhibit A, attached hereto.
- 1.3 VORCE agrees to comply with the Conflict of Interest Law for Municipal Employees, MGL Chapter 268A and 268B and any other relevant professional ethical standards.
- 1.4 VORCE agrees to hold no elective Town or County office, but may be appointed by the COMMISSION or, with its approval, by any Town or County officer, board, committee, or commission to any other Town or County office or position.

ARTICLE 2 – SERVICES

- 2.1 VORCE will perform the duties of Director of Planning set forth in Exhibit A, attached hereto, and such other duties as may be reasonably assigned to him by the COMMISSION or the Nantucket Planning Board.

2.2 Any amendment to the services of this AGREEMENT or any work to be performed beyond the scope of this AGREEMENT will not be performed by VORCE without the mutual consent of the COMMISSION and VORCE.

ARTICLE 3 – PERIOD OF APPOINTMENT

3.1 The term of Agreement shall be for three years, 24 days, commencing June 7, ~~2017~~2020, and expiring June ~~30~~, 2020~~3~~. This Agreement may thereafter be extended or renewable by mutual consent.

Commented [AV1]: 6/30/2023=End of Fiscal Year

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ARTICLE 4 –COMPENSATION

4.1 For the services performed under Article 2, VORCE accepts a base salary at the rate of ~~\$140,000.00~~ 150,750.00 which was effective on June 7, ~~2017~~ 2020.

Commented [AV2]: This amount was the last performance review rate approved by the NP&EDC effective February 1, 2020

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-Such salary shall be payable at such intervals as is customary with the TOWN's employees, subject to applicable withholding, and otherwise in conformity with the normal payroll practice of the TOWN.

The COMMISSION may grant VORCE an annual raise on the anniversary of employment (February 1) under this Agreement upon completion of a satisfactory performance review conducted by the COMMISSION.

4.2 VORCE shall also be entitled to reimbursement by the COMMISSION and the TOWN for out-of-pocket expenses, incurred by VORCE in performance of the above services subject to the budget of the COMMISSION and in accordance with the policies and procedures of the TOWN. VORCE shall also be entitled to reimbursement for attendance at the annual American Planning Association national conference and such other meetings, conferences and memberships related to the performance of his duties subject to the budget of the COMMISSION and in accordance with the policies and procedures of the TOWN.

4.3 VORCE shall be entitled to reimbursement by the COMMISSION for education expenses incurred by VORCE for the satisfactory completion of courses with a grade point average of 2.5 or better for graded courses, and a PASS for PASS / FAIL courses related to the Director of Planning's job responsibilities. However, to be eligible for reimbursement, courses must be pre-approved by the COMMISSION. Course-related expenses are expected to include tuition, data communication, and those expenses enumerated in 4.2, above.

4.4 The COMMISSION agrees to budget and pay for reasonable membership fees, dues and subscriptions in professional organizations related to the professional development of VORCE as the Director of Planning.

ARTICLE 5 – FRINGE BENEFITS

- 5.1 During the period of this Agreement, the TOWN shall provide VORCE participation in any health care, deferred compensation programs, medical, dental, life, and disability insurance and retirement programs, available to Town and County employees, as they now exist or may hereafter be amended.
- 5.2 During the period of this Agreement, the TOWN shall, to the extent so provided to employees of the Town or County, continue to make payments to or for the benefit of VORCE, to the Barnstable County Retirement System.
- 5.3 VORCE shall be entitled to five weeks of vacation during each year of employment calculated from February 1 of each calendar year of this Agreement, consisting of twenty-five working days (200 hours) which may be taken at such times as are compatible with the needs of the COMMISSION and the Nantucket Planning Board. VORCE shall not be entitled to pay in lieu of vacation time, and any vacation time not used may be carried over from one calendar year to another calendar year, calculated from February 1 of each calendar year, upon approval of the COMMISSION. Any carried over vacation time must be used within a two (2) year period by VORCE or it will be forfeited. Upon retirement or termination of this Agreement VORCE shall receive payment equivalent to 100% of his accumulated vacation and personal leave as of the date of termination or retirement.
- 5.4 VORCE shall be entitled to fifteen (15) sick days per year calculated from February 1 of each calendar year, which shall accrue at the rate of 1.25 days per month. Sick leave may not accumulate beyond 150 days. Upon retirement or termination of agreement, whichever were to occur first, VORCE shall receive payment equivalent to 50% of his accumulated sick leave as of the date of termination or retirement.
- 5.5 VORCE shall be entitled to two (2) personal days per year calculated from February 1 of each calendar year.

ARTICLE 6 – TERMINATION

- 6.1 The COMMISSION and VORCE both agree that both parties may revoke this Appointment by mutual consent in writing without any obligation to pay any severance sum to VORCE.

- 6.2 The COMMISSION and VORCE agree that the COMMISSION may revoke this appointment for cause, upon fourteen days written notice to VORCE. For the purposes of this AGREEMENT, the word “cause” shall be put forward in good faith, and not be arbitrary, irrational, unreasonable or irrelevant to the duties of the job description attached hereto as Exhibit A, and deemed to mean, but not exclusively, conviction of a felony, acts of gross negligence or repetitive ineptitude. The notice shall advise of the basis for the proposed revocation and afford an opportunity to request a public hearing on the same. VORCE shall have all rights set forth under Article IV, section 4.9 of the Charter of the Town of Nantucket. On the event of revocation under this provision, the COMMISSION shall have no obligation to pay any severance sum. However, the COMMISSION shall be obligated to pay VORCE for accumulated leave in accordance with sections 5.3 and 5.6.
- 6.3 Nothing contained in this AGREEMENT shall affect the appointment powers of the COMMISSION over the Director of Planning position, nor does this AGREEMENT in any way grant tenure to such position. Accordingly, the appointment may be revoked without cause by the COMMISSION, but if such a revocation without cause occurs, then the COMMISSION shall continue to pay VORCE his full salary and benefits for a period of 90 days plus any unused leave and sick time as severance pay in full settlement of any and all claims. This AGREEMENT may be cancelled by VORCE with 30 days’ written notice delivered to the Chairman of the COMMISSION.

ARTICLE 7 – GENERAL PROVISIONS

- 7.1 No party may assign, transfer, or otherwise dispose of this AGREEMENT or any of their or VORCE’s rights hereunder without the prior written consent of the other parties, and such disposition without such consent shall be null and void and of no force and effect.
- 7.2 This contract, together with Exhibit A, includes the entire AGREEMENT of the COMMISSION, the TOWN and VORCE. It may be changed (amended, modified, or terms waived) only in writing, signed by the COMMISSION, the TOWN and VORCE. Any notices required shall be to the party’s address by certified mail, return receipt requested.
- 7.2 If any provisions or any portion thereof contained in this AGREEMENT is held to be unconstitutional, invalid or unenforceable, the remainder of the AGREEMENT or portions thereof, shall be deemed severable, shall not be affected and shall remain in full force and effect.
- 7.3 The laws of Massachusetts govern this AGREEMENT, and the article headings included in each article are for reference only, and do not affect the meaning of this contract.

7.4 Except as herein provided or modified, all provisions of the Personnel Rules and Regulations of the TOWN, and all benefits otherwise provided to Town and County employees, as they now or may hereafter be amended or changed, shall apply to VORCE. This provision shall not be construed to grant an entitlement to continued employment.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement this ~~23rd~~ ^{19th} day of ~~January, 2017~~ October 19, 2020.

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By: _____
Andrew V. Vorce

Nantucket Planning and Economic Development Commission
By its CHAIRMAN as authorized by vote of the COMMISSION dated ~~January 23, 2017~~
October 19, 2020.

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By: _____
Nathaniel E. Lowell, Chairman

Exhibit A

TOWN AND COUNTY OF NANTUCKET

Job Description

DEPARTMENT: NANTUCKET
PLANNING & ECONOMIC DEVELOPMENT COMMISSION

**Regional Planning Agency for the Town & County of
Nantucket**

POSITION: DIRECTOR OF PLANNING

COMPENSATION LEVEL: Contract

EFFECTIVE DATE: August, 2012

DEFINITION:

Appointed by the Nantucket Planning & Economic Development Commission, under Chapter 561 of the Acts of 1973, as amended, the Director of Planning (hereinafter the "Director") implements plans prepared and approved by the Planning Commission in furtherance of its legislative charge and the Town including but not limited to a Master Plan created pursuant to MGL 40B as may be amended from time to time. Develops programs and initiatives in the area of land use and growth management, environmental protection, open space preservation, transportation and traffic management, affordable housing and economic development. The Director provides staff reporting to him/her with overall direction and coordination and administrative oversight. Acts as advisor to the Planning Board, and provides technical assistance to other Town boards and committees, the NRTA, and the Land Bank Commission, as requested. The Director may serve as the department head of a consolidated department of the Town providing municipal land use-related services consisting of planning, zoning, building, affordable housing, historic preservation (HDC), and health departments and known as Planning and Land Use Services (PLUS), as may be amended by mutual agreement. The Director serves as liaison with other Regional Planning Agencies and regional entities throughout the state and New England, and with legislators, and federal and state agencies and to this end, attends off-Island meetings and symposia as necessary. The Director also solicits grant funding for the Planning Commission and Town & County projects, and manages consultant contracts.

DUTIES & RESPONSIBILITIES:

1. Prepares basic studies, goals and objectives, plans, bylaws, rules and regulations, and public policy for adoption and implementation by Town boards and commissions, Town Meeting or State Legislation in the following areas of interest: land use management, growth management and control, traffic and parking, transit development, bike paths / pedestrian system planning, elderly transportation, airport facilities, steamship services, affordable housing opportunities, economic development / diversification, groundwater and surface water quality protection, harbor planning, environmental quality, historic preservation, public utilities, Town services and facilities, recreation, open space, human services, energy planning, homeland security and emergency management planning, and capital improvements programming.
2. Provides Town and County boards and commissions with technical assistance to apply for and manage grants.
3. Hires, supervises, directs, counsels, disciplines, and / or terminates, if necessary, employees of PLUS staff with the consent of the Planning Commission and Town administration as applicable, prepares and manages the operating budget of PLUS, which includes the operations of the Planning Commission.
4. Maintains a public involvement program intended to foster participation in the process by residents, to include continuing work with newspaper, radio, internet, and television media, the holding of frequent public meetings and hearings, and regular speaking engagements before community groups.
5. Serves as liaison between State and Federal agencies, and local boards and commissions.
6. Issues requests-for-proposal for consulting services and manages consulting contracts for departmental projects.
7. Serves as an advisor to the Planning Board.
8. Oversees the maintenance of the departmental website.
9. Participates in off-Island meetings, symposia and conferences pertinent to the interests of the Planning Commission or the PLUS department; attends training courses to keep current in the planning and related fields.
10. Performs related duties as may be required.

Note: Frequent attendance at public meetings and private civic association meetings throughout the day and evenings is expected.

DESIRED QUALIFICATIONS:

Education & Training:

The position requires a Master's degree in Urban and Regional Planning or a related field plus five years of progressively responsible experience in city or regional planning, or a Bachelor's degree in planning or a related field plus ten years of progressively responsible experience in city or regional planning; at least two years should be supervisory and administrative experience. Experience should include the areas of land use management, transportation, community facilities and services, housing, economic development, open space reservation and environmental quality. The Director should be certified by the American Institute of Certified Planners which requires certain experience and qualifications and the passing of a professional exam.

Skills:

In addition to planning education and experience, the Director should have a broad knowledge of a wide variety of associated disciplines including a working knowledge of land use and environmental law, civil engineering, surveying, capital improvements programming, management and must have strong writing and verbal skills.

Knowledge:

- Must have a thorough technical knowledge of comprehensive land use planning and implementation, including subdivision controls and zoning, open space preservation, environmental protection, economic development, growth management, transportation, affordable housing, human services, capital improvements programming and historic preservation.
- Must be able to seek out, write and obtain public and private grants.
- Must exhibit a thorough knowledge of municipal administration practices, as related to departmental procedures, including the preparation of operating budgets, capital improvements budgets and grants management.

- **Must be able to design and prepare technical documents and reports related to long-range planning for the Island; must be able to read, understand and interpret to others, technical documents and plans, such as specifications, blueprints, plot plans and similar documents.**
- **Must have the ability to write, evaluate and interpret consultants' contracts.**
- **Must have a working knowledge of financial and personnel management; knowledge of collective bargaining negotiations is helpful.**
- **Must have a working knowledge of applicable codes and statutes related to subdivision, zoning and land use.**
- **Should have some knowledge of GIS, and general familiarity with computer software and hardware used in professional planning offices.**
- **Must be able to consult with and maintain effective working relationships with local officials, state and federal agencies, consultants to the Town and County and other Regional Planning Agencies in the Commonwealth.**

NPEDC MEETING

10/19/2020

AGENDA ITEM VI.D

WARRANT ARTICLES FOR 2021 ATM

I. Review of 2020 Annual Town Meeting

117 Articles:

- The following articles (76) were voted as recommended: 1, 2, 3, 4, 5, 6, 7, 8, 9, 15, 17, 18, 19, 20, 21, 22, 23, 28, 29, 31, 32, 33, 34, 39, 40, 41, 42, 46, 47, 49, 50, 51, 52, 53, 59, 60, 62, 65, 66, 69, 70, 71, 72, 74, 77, 80, 81, 82, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 115, 117

- The following articles (39) were passed over: 11, 12, 13, 14, 24, 25, 26, 27, 30, 35, 36, 37, 38, 43, 44, 45, 48, 54, 55, 56, 57, 58, 61, 63, 64, 67, 68, 73, 75, 76, 78, 79, 83, 84, 101, 102, 103, 114, 116

- The following articles (2) were called and then voted on as recommended: 10, 16

Action(s) needed:

- Articles that were adopted will be processed in the usual manner (Town Admin/Town Clerk)
- Board will need to determine at some point which articles to put forward and when

II. Review of 2020 Annual Town Election

Summary: Questions 1, 5, 6, 7 Passed; Questions 2, 3, 4 Failed

1. Operating Override – COMPANION ATM ARTICLE: A15*

Shall the Town of Nantucket be allowed to assess an additional \$5,000,000 in real estate and personal property taxes for the purpose of supporting the operation of Our Island Home for the fiscal year beginning on July 1, 2020?

Results: Passed

Y – 1232

N – 564

B – 64

*FC Motion was amended at ATM so that no override is in place

2. Debt Exclusion for Newtown Road Transportation Improvements – COMPANION ATM ARTICLE: A11 (\$1,154,105)

Shall the Town of Nantucket be allowed to exempt from the provisions of Proposition Two and One-half, so-called, the amounts required to pay for the bond issued in order to make various transportation-related improvements on Newtown Road including the costs of professional services for design, permitting, engineering, construction, construction supervision, materials, and other related professional services, and any other costs incidental and related thereto?

Results: Failed

Y – 766

N – 964

B – 130

3. Debt Exclusion for Reconstruction of Lover’s Lane – COMPANION ATM ARTICLE: A12 (\$3,272,892)

Shall the Town of Nantucket be allowed to exempt from the provisions of Proposition Two and One-half, so-called, the amounts required to pay for the bond issued in order to make various transportation-related improvements on Lover’s Lane, including the costs of professional services for design, permitting, engineering, construction, construction supervision, materials, and other related professional services, and any other costs incidental and related thereto?

Results: Failed

Y – 850

N – 863

B - 147

4. Debt Exclusion for Construction and Improvements to Amelia Drive and Waitt Drive – COMPANION ATM ARTICLE: A13 (\$3,721,200)

Shall the Town of Nantucket be allowed to exempt from the provisions of Proposition Two and One-half, so-called, the amounts required to pay for the bond issued in order to make various transportation-related improvements on Amelia Drive and Waitt Drive, including the costs of professional services for design, permitting, engineering, construction, construction supervision, materials, and other related professional services, and any other costs incidental and related thereto?

Results: Failed

Y – 824

N – 881

B - 155

5. Debt Exclusion for Construction and Improvements to Children’s Beach Storm Water Pump Station – COMPANION ATM ARTICLE: A14 (\$3,300,000)

Shall the Town of Nantucket be allowed to exempt from the provisions of Proposition Two and One-half, so-called, the amounts required to pay for the bond issued in order to make various improvements to the Children’s Beach storm water pump station, including the costs of professional services for design, permitting, engineering, construction, construction supervision, materials, and other related professional services, and any other costs incidental and related thereto?

Results: Passed

Y – 1360

N – 375

B - 125

6. Capital Outlay Exclusion – COMPANION ATM ARTICLE: A10*

Shall the Town of Nantucket be allowed to assess an additional \$896,160 in real estate and personal property taxes for the following purposes in the amounts as follows for the fiscal year beginning July 1, 2020?

<i>Department</i>	<i>Purpose</i>	<i>Amount</i>
Fire	Replacement of Self-contained Breathing Apparatus Equipment	\$101,160
Marine	Additional Sewage Pump-out Boat	\$150,000
Public Works	Replacement of 6-Wheel Dump Truck	\$180,000
Public Works	Replacement of F-350 Truck	\$60,000
Public Works	Replacement of two (2) small pick-up trucks	\$90,000
Public Works	Replacement of Street Sweeper	\$250,000
School	Replacement of Bobcat	\$65,000
	<i>Total Capital Exclusion:</i>	<i>\$896,160</i>

Results: Passed

Y – 1007

N – 703

B - 150

*FC Motion was amended at ATM so that no override is in place

7. Capital Outlay Exclusion – COMPANION ATM ARTICLE: A10

Shall the Town of Nantucket be allowed to assess an additional \$266,522 in real estate and personal property taxes for the continuation of closed caption television camera assessment of storm water drainage systems within the Town for the fiscal year beginning July 1, 2020?

Results: Passed

Y – 962

N – 705

B - 193

*FC Motion was amended at ATM so that no override is in place

Non -Binding Ballot Questions:

1. Are you satisfied with our current open town meeting form of government?

Results:

Y – 887

N – 788

B - 185

2. Would you like the Town to invest time and resources to investigate alternative forms of local government for further review?

Results:

Y – 1102

N – 593

B – 165

Action(s) needed:

- Board will need to determine – *before Aug 5* – if it wants to request up to 3 local Prop 2 ½ questions to be placed on the November election ballot
- Board will need to determine, at some point, if and when to put forward town meeting articles for the ballot questions which passed
- Suggested: a discussion at some point with the Town Government Study Committee regarding the non-binding questions

III. Pending Significant Capital Projects

These projects were either (prior to the COVID-19 global pandemic) being considered for a fall STM; or being prepared for upcoming discussion as to when to put them forward (these are in the 10-year CIP):

Our Island Home
Senior Center
Madaket Sewer extension
Seasonal dormitory(s)
Municipal facilities
DPW Facility

IV. Discussion Regarding Next Town Meeting

Considerations:

- Fall 2020:
 - September & October not recommended because of uncertainty with COVID-19 and national election preparations
 - November/December – getting late with tax rate setting and other competing priorities (2021 ATM; FY 2022 budget prep)
 - Length of warrant/length of time with a large indoor gathering with COVID-19 safety measures?
- Consider holding until 2021 ATM?

2021 ATM & ATE Timeline
FY 22 Budget; FY 22 Capital Meetings as Noted
 Endorsed by Select Board: 09/09/20
 Updated: 09/16/20 - Noon

Date	Time	Meeting	Activity
AUGUST			
Thurs, Aug 13	10am	CapCom	FY 2022 Kick-off Meeting
Wed, Aug 19	5pm	SB	SB schedules 2021 ATM and ATE
Thurs, Aug 20	10am	CapCom	Organizational work session; review schedule
Thurs, Aug 27	10am	CapCom	Organizational work session
SEPTEMBER			
Thurs, Sep 3	10am	CapCom	Start review of completed capital project request forms
Wed, Sep 9	5pm	SB	SB endorses 2021 ATM timeline
Thurs, Sep 10	10am	CapCom	Review FY 22 requests and outyears
Thurs, Sep 17	10am	CapCom	Review FY 22 requests and outyears
Mon, Sep 21	4pm	FinCom	Review of Preliminary FY 22 General Fund Budget Projections
Wed, Sep 23	5pm	SB	Review of Preliminary FY 22 General Fund Budget Projections; Review of FY 23 Preliminary Capital Project Requests
Thurs, Sep 24	10am	CapCom	Review FY 22 Requests and outyears
Fri, Sep 25	-	-	FY 22 Budget Instructions Issued to Departments (Town Admin)
OCTOBER			
Thurs, Oct 1, 8			Advertise dates for citizen article submittals
Oct 1 - Nov 13			Warrant open for citizen article submittals
Thurs, Oct 1	10am	CapCom	Review FY 22 requests and outyears
Thurs, Oct 8	10am	CapCom	Review FY 22 requests and outyears
Wed, Oct 14	2pm - 4pm		Town Counsel available for citizen warrant article consultation/ZOOM
Wed, Oct 14	5pm		SB review of preliminary proposed departmental/Town warrant articles
Thurs, Oct 15	9am - 11am		Town Counsel available for citizen warrant article consultation/ZOOM
Thurs, Oct 15	10am	CapCom	Review FY 22 requests and outyears
Thurs, Oct 22	10am	CapCom	Review FY 22 requests and outyears
Wed, Oct 28	5pm		SB continued preliminary review of Town-sponsored warrant articles
Thurs, Oct 29	10am	CapCom	Review FY 22 requests and outyears
NOVEMBER			
Throughout November	-	-	Town Admin Review of Department Budget Submittals

2021 ATM & ATE Timeline
FY 22 Budget; FY 22 Capital Meetings as Noted
 Endorsed by Select Board: 09/09/20
 Updated: 09/16/20 - Noon

Wed, Nov 4	5pm		SB continued preliminary review of Town-sponsored warrant articles
Thurs, Nov 5	10am	CapCom	Review FY 22 requests and outyears
Thurs, Nov 12	10am	CapCom	Review FY 22 requests and outyears
Fri, Nov 13			Citizen warrant articles due
Wed, Nov 18	5pm		SB continued preliminary review of Town-sponsored warrant articles; review of submitted citizen articles
Tues, Nov 17	1pm	Joint Mtg (SB, FC, CapCom)	Q&A FY 22 capital requests; 10-year CIP comments
Thurs, Nov 19	10am	CapCom	Assess status of FY 22 request review
mid-Nov - mid-Jan			Preparation/review of Town-sponsored warrant articles by Town Counsel/Town Admin/Depts
by Mon, Nov 23			Zoning articles transmitted to Planning; all citizen articles rec'd forwarded to Town Counsel
DECEMBER			
Thurs, Dec 3	10am	CapCom	TBD; discussion of preliminary funding sources with Town Admin/Finance
Wed, Dec 9	5pm	SB	Town Admin presentation of FY 22 General Fund Budget Recommendations
Thurs, Dec 10	10am	CapCom	Review SB & citizen articles; assess status of FY 22 CapCom recommendations
Thurs, Dec 10	4pm	FinCom	FinCom public hrg on citizen warrant articles; Town Counsel present
Fri, Dec 11	By 3pm	CapCom	Provide preliminary up/down recommendations to Town Admin (not a mtg)
Tues, Dec 15	6pm	School Comm	Town Admin presentation of FY 22 General Fund Budget Recommendations
Wed, Dec 16	5pm	SB	Continued SB review of warrant articles; FY 22 General Fund Budget
Thurs, Dec 17	10am	CapCom	Continue finalizing FY 22 CapCom recommendations
Mon, Dec 21	10am	CapCom	Town Admin review open and recently completed capital projects; begin discussion as to outyear requests
JANUARY			
Jan - Feb	TBA		Planning Board hearing re zoning articles; FinCom review of budgets/warrant articles; public hrg on any Sewer District articles
Mon, Jan 4	10am	CapCom	Resolve open items for final CapCom report; complete outyear request discussion

2021 ATM & ATE Timeline
FY 22 Budget; FY 22 Capital Meetings as Noted
 Endorsed by Select Board: 09/09/20
 Updated: 09/16/20 - Noon

Wed, Jan 6	5pm	SB	SB continued review of Town-sponsored warrant articles; FY 22 General Fund budget public hearing
Thurs, Jan 7	10am	CapCom	Review of outstanding issues with Town Admin/Finance re CapCom final report
Mon, Jan 11	4pm	FinCom	FinCom review & discussion re ATM warrant articles (poss adoption of some motions); review of FY 22 General Fund budget recs
Wed, Jan 13	5pm	SB	SB continued review of Town-sponsored warrant articles; review of FY 22 Enterprise Fund budgets
Thurs, Jan 14	10am	CapCom	Discussion of FY 22 Capital Recommendations, Report & Related Matters; review Town Admin finalized funding sources
Thurs, Jan 14	4pm	FinCom	FinCom review & discussion re ATM warrant articles (poss adoption of some motions)
Tues, Jan 19	4pm	FinCom	Review of any remaining operating budgets; School budget
Wed, Jan 20	5pm	SB	SB adopts warrant with any ballot questions
Thurs, Jan 21	10am	CapCom	Review final report draft
Thurs, Jan 21	4pm	FinCom	Review of warrant articles; possible motion adoption
Fri, Jan 22	3pm	CapCom	TBD; submittal of final report (not meeting)
Fri, Jan 22	4pm		Transmittal of warrant to FinCom, I&M; FinCom public hrg notice sent to newspaper
Tues, Jan 26	4pm	FinCom	Review of warrant articles; possible motion adoption; update on Planning Board motions
Wed, Jan 27	5pm	SB/CapCom	CapCom presentation of FY 22 recs at SB meeting; review of FY 22 County budget (CC's)
Thurs, Jan 28	4pm	FinCom	FinCom reviews motions for FY 22 capital project articles
Thurs, Jan 28			Warrant & FinCom public hrg notice published in newspaper***
Sat, Jan 30	8am - 2pm	FinCom	Review of General Fund & Enterprise Fund operating budgets; ATM appropriation articles (other funds)
FEBRUARY			
Mon, Feb 1	4pm	FinCom	FinCom public hrg on warrant articles
Tues, Feb 2 - 16			FinCom reviews warrant articles - schedule TBD****
Tues, Feb 2	4pm	FinCom	Review of warrant articles; possible motion adoption; remaining FY 22 operating budgets
Thurs, Feb 4	4pm	FinCom	Review of warrant articles; possible motion adoption
Mon, Feb 8			Planning Board motions submitted to Town Administration & FinCom

2021 ATM & ATE Timeline
FY 22 Budget; FY 22 Capital Meetings as Noted
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Thurs, Feb 11	4pm	FinCom	Review of warrant articles; possible motion adoption
Tues, Feb 16	4pm	FinCom	Review of warrant articles; possible motion adoption
Thurs, Feb 18	4pm	FinCom	FinCom adopts motions to articles
MARCH			
Mon, Mar 1	4pm	FinCom	TBD
Tues, Mar 2	4pm	FinCom	TBD
Wed, Mar 3	5pm		SB review/adoption of recs/comments to warrant articles
Fri, Mar 5			Warrant with motions sent to printer (2 weeks minimum needed to print & mail)
TBD			Voter Registration - TBD
Thurs, Mar 11	TBD	FinCom	ATM Info Session
Thurs, Mar 19	TBD	FinCom	ATM Info Session
Thurs, Mar 19			Warrant with motions mailed out to voters*
Wed, Mar 31	1pm	FinCom	FinCom reviews Technical Amendments
Wed, Mar 31	2pm		pre-ATM conference with Moderator
APRIL			
Mon, Apr 5	6pm		2021 ATM
Tues, Apr 6	6pm		2021 ATM continued -- if needed
Wed, Apr 7	6pm		2022 ATM continued -- if needed
Tues, April 13	7 am - 8 pm		Annual Town Election
Tues, May 4	TBD	Joint Mtg	SB - FinCom - CapCom - Moderator ATM Recap/Debrief
*by Charter, the warrant with motions must be mailed out to voters 7 days prior to the ATM/due to mail issues in the past, allowing for 2 weeks usually gets the warrants to the voters in time			
**Although warrant not required to be published in newspaper, it will be for a reduced rate			
****SB wants to see final FC motions earlier			
<i>Holidays/Vacations:</i>			
Mon, Oct 12, 2020 - Columbus Day			
Wed, Nov 11, 2020 - Veteran's Day			
Thurs, Nov 26, 2020 - Thanksgiving			
Fri, Dec 25, 2020 -- Christmas Holiday			

2021 ATM & ATE Timeline
FY 22 Budget; FY 22 Capital Meetings as Noted
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Fri, Jan 1, 2021 - New Year's Day Holiday			
Mon, Jan 18, 2021 - MLK Day			
Mon, Feb 15, 2021 - Presidents Day			
<i>Week of Feb 22, 2021 - NPS Vacation week ?</i>			
Sat, Mar 27, 2021 - Passover Starts			
Sun, Apr 4, 2021 - Passover Ends			
Sun, Apr 4, 2021 - Easter			
Mon, Apr 19, 2021 - Patriot's Day			
<i>Week of Apr 19, 2021 - NPS Vacation Week ?</i>			
NOTES:			
Will have separate schedule for Public Outreach			
E-VOTING: NEED TO CONFIRM			
Sep - Jan: monthly overview at SB meetings re: CapCom and/or FinCom status/progress; with invites and info sent to CapCom/FinCom			
AFTER ATM:			
TBD	TM review Follow-up actions with SB		

Preliminary Outline #1 for 2021 Annual Town Meeting Warrant

For 10/14/20 SB review

As of 09/02/20

NOTE: Numbering & Order is NOT FINAL

Annual Articles

1. Receipt of Reports
2. Appropriation: Unpaid Bills
3. Appropriation: Prior Year Articles
4. Revolving Accounts: Annual Authorization
5. Appropriation: Reserve Fund
6. FY 2021 General Fund Budget Transfers
7. Personnel Compensation Plans for FY 2022
8. Appropriation: FY 2022 General Fund Operating Budget
9. Appropriation: Health & Human Services
10. Appropriation: General Fund Capital Expenditures
11. Appropriation: FY 2022 Enterprise Funds Operations
12. Appropriation: Enterprise Funds Capital Expenditures
13. FY 2021 Enterprise Funds Budget Transfers
14. Appropriation: Waterways Improvement Fund
15. Appropriation: Ferry Embarkation Fee
16. Appropriation: Ambulance Reserve Fund
17. Appropriation: County Assessment
18. Appropriation: Finalizing FY 2022 County Budget
19. Rescind Unused Borrowing Authority (*if needed*)
20. Appropriation: OPEB Trust Fund
21. Appropriation: Free Cash
22. Appropriation: Stabilization Fund

Other Selectmen Sponsored Articles

NOTE: most of these were reviewed/discussed by SB and/or Town Administration since the 2020 ATM

OTHER APPROPRIATION or FINANCE RELATED

Carried Over from June 25, 2020 ATM:

- *Our Island Home Override
- *Article 10 – Several Items (\$896,160; \$266,522)
- *Article 11 – Newtown Road Transportation Improvements (\$1,154,105)
- *Article 12 – Reconstruction of Lover’s Lane (\$3,272,892)
- *Article 13 – Construction & Improvements to Amelia Dr/Waite Dr (\$3,721,200)
- *Article 14 – Children’s Beach Stormwater Pump Station Improvements (\$3,300,000)
- Article 24 – OPEB Appropriation (\$500,000)
- Article 25 – Senior Work-off Program (\$25,000)
- Article 26 – Special Stabilization Fund for Airport Employee Accrued Liabilities (\$100,000)
- Article 27 – Special Stabilization Fund for Town Employee Accrued Liabilities (\$500,000)
- Article 30 – Land Bank Financing
- Article 35 – Appropriation for Incineration of Solid Waste (C Williams)

Article 36 – Legal Opinion for Beach Access (C Williams)
Article 37 – Appropriation for Hazardous Waste (A Lowell)
Article 38 – Re-establish Parks and Recreation Dept (M Zodda)
Article 116 – Stabilization Fund

**had companion ballot questions*

ZONING* BYLAW & GENERAL AMENDMENTS

**Board discussion occurred in January 2018 regarding a request/directive that all zoning articles must be accompanied by a narrative explanation as to why the item is being put forward, along with any operational or financial impacts*

Zoning Bylaws

Carried Over from June 25, 2020 ATM:

Articles 43, 44, 45, 48 – Town-sponsored

Articles 54 (S. Ottison), 55 (R. Von Kampen), 56 (I. Schreiber), 57 (J. Driscoll), 58 (V. Oliver), 61 (R. Atherton)

General Bylaws

- Noise bylaw: Adjust time restrictions? (Citizen Requests)
- Storm water (under development; TBD)
- Clean up issue with CHS membership number

HOME RULE PETITIONS

Resubmittal of Pending HRP's from 2020 ATM (these have not been acted upon by the Legislature as of now; some have been through more than one ATM)

- Wannacomet – Sconset Water merger [hopefully this will finally be approved before 2021]
- Community Housing Bank
- Authorization for affordable housing covenants
- Real estate transactions with Land Bank: Mill Hill Park, Coffin Park, Nobadeer Playing Fields, Candle House Lane, Milestone Rotary

*New
?*

MGL ACCEPTANCES

- Municipal Water Infrastructure Investment Fund (needs research, and would also require a ballot vote) – do we want to pursue this?
-

REAL ESTATE RELATED

- TBD in connection with HRP's with Land Bank (see above)

Carried Over from June 25, 2020 ATM:

- **Article 101 – Real Estate Acq/114 Orange St**
- **Article 102 – Real Estate Disp/114 Orange St**

- **Article 103 – Real Estate Acq/64 N Liberty)**

OTHER CITIZEN

Carried Over from June 25, 2020 ATM:

- Article 63 – Affordable Housing Requirement (A. Lowell)
- Article 64 – Public Property Damage (A. Lowell)
- Article 67 – Prohibiting Roundabouts Near Schools (J. McGrady)
- Article 68 – Complaint Committee (T. Williams)
- Article 73 – Single Use Plastics (B. Mandel)
- Article 75 – Bicycles (I. Golding)
- Article 76 – Bicycles (I. Golding)
- Article 78 – Outdoor Lighting (L. Williams)
- Article 79 – Noise/Leaf Blowers (J. Lindner)
- Article 83 – Sewer District Map Change (B. Swain)
- Article 84 – Sewer District Map Change (B. Swain)
- Article 114 – Bicycles (I. Golding)

Town Govt Study Committee Questions Follow-up?

BALLOT QUESTIONS

-- possible debt exclusion(s) and/or capital exclusion(s) for capital projects

CITIZEN ARTICLES

Submittal deadline Mon, November 13

Citizen Articles Carried Over from June 25, 2020 ATM: 22

NPEDC MEETING

10/19/2020

AGENDA ITEMS VI.E

**“Commission Assistance and Mentoring
Program” (CAMP) Service Agreement**



Commission Assistance and Mentoring Program (CAMP) Service Agreement

THIS AGREEMENT is entered on the last date signed below by and between

_____ (“Client”)

and the National Alliance of Preservation Commissions (NAPC), with principle offices in Virginia Beach, VA.

The NAPC shall perform the following services for the Client:

- 1. Scope of Services.** NAPC will perform two half-day virtual CAMPs with the services as outlined in Appendix A, for the fixed price of **seven thousand dollars (\$7,000)**. Included in this fee are: all training materials, speaker honoraria, a post-CAMP focus meeting with trainers, and a one-year complimentary membership for all CAMP participants. This CAMP will cover up to 30 attendees. Each additional attendee will be \$25 per person.
- 2. Term and Location.** The CAMPs will be held on _____, in _____, _____
- 3. No Intellectual Property Rights.** No rights or obligations of any kind other than those expressly recited herein are granted to either party or implied by this Agreement. Nothing herein constitutes a license or other intellectual property rights by either party.
- 4. Independent Contractor.** NAPC will act as an independent contractor. Services are not joint or cooperative work. This is the entire agreement between the parties. It replaces and supersedes any and all oral agreements between the parties, as well as any prior writings. Modifications and amendments to this agreement including any exhibit or appendix shall be enforceable only if they are in writing and are signed by authorized representatives of both parties.
- 5. Cancellation Policy.** In the event of cancellation fewer than thirty (30) days prior to the event, client will be responsible for payment of all costs incurred by NAPC. In the event of a trainer cancellation, NAPC reserves the right to replace the trainer with an equally qualified candidate.

CLIENT

CLIENT NAME: _____

CONTACT PERSON: _____

TITLE: _____

SIGNATURE: _____

ADDRESS: _____

TELEPHONE: _____

WEB: _____ EMAIL: _____

NAPC

NAME: _____

TITLE: _____

SIGNATURE: _____

DATE: _____

CAMP is a program of the National Alliance of Preservation Commissions



Appendix A Scope of Services

The National Alliance for Preservation Commissions (NAPC) will conduct **two (2) half-day virtual sessions** of the Commission Assistance Mentoring Program (CAMP) for

_____ (“Client”)

This workshop will cover the standard CAMP topic, Legal Issues, and the following four elective topics, as selected by the Client after consultation with NAPC staff:

Topic 1: _____

Topic 2: _____

Topic 3: _____

Topic 4: _____

NAPC will:

1. Provide expert trainers who will conduct the CAMP covering the topics listed above and provide post-CAMP guidance to host;
2. Provide a training manual for each participant in digital format;
3. Provide all CAMP materials including, but not limited to: agendas, speaker bios in digital format;
4. Provide applicable continuing education credits, forms, and logos for promotional uses.
5. Submit an invoice to the client within two weeks following the CAMP training.

CAMP is a program of the National Alliance of Preservation Commissions

PO Box 1011 Virginia Beach, VA 23451 (Phone) 757.802.4141 director@napcommissions.org <http://napcommissions.org>



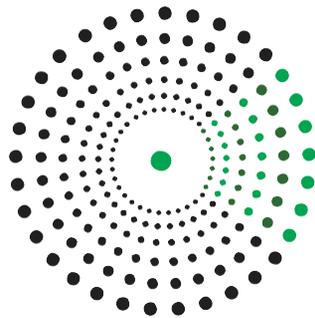
Appendix B Client Responsibilities

The Client will:

1. Provide the following local and/or state preservation documentation to NACP staff:
 - State Enabling Legislation for local commissions or review boards
 - State Open Meetings (Sunshine) law
 - State and/or local Conflict of Interest/Ethics legislation
 - Local preservation ordinances for the commissions participating in the CAMP
 - Commission standards, design guidelines, and bylaws for the commissions participating in the CAMP
2. Provide NACP staff with a list of all registered attendees for the CAMP, including contact information within seven (7) days prior to event;
3. Be responsible for the production and distribution all CAMP promotional materials;

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PO Box 1011 Virginia Beach, VA 23451 (Phone) 757.802.4141 director@napcommissions.org <http://napcommissions.org>



campmenu
commission assistance & mentoring program[®]



What is CAMP®?

The Commission Assistance and Mentoring Program (CAMP) is the signature training offered by National Alliance of Preservation Commissions (NAPC). CAMP® is led by qualified preservation professionals in support of local preservation commissions and the NAPC mission to *“build strong local preservation programs through education, advocacy, and training.”*

The goal of CAMP® is to provide high-quality, engaging and informative training to preservation related boards and commissions of all types through presentations, hands-on exercises, group discussions and networking (mentoring) opportunities. Trainers include commissioners, local, state and national staff members, attorneys and commission partners.

Who Attends CAMP?

CAMP is designed to provide continuing education and support to local design review commissions and Main Street organizations, their staff and partners, such as neighborhood organizations, local and statewide non-profits, community leaders and public officials. Sessions are customized for the state or local community, where applicable.

How to Plan a CAMP:

For more information please email us at director@napcommissions.org or call NAPC at 757-802-4141. Call us to customize your CAMP®. Tell us a little about you, your community and local issues and we'll help you decided which CAMP and which individual sessions will work best for you. CAMP® is offered in the following formats:



CAMPCore®: This is a daylong, or two consecutive half-days, event with three trainers who cover the basics that every commission needs to be effective. Topics may include Chair Training, Legal Basics, Meeting Procedures, Building Public Support, Reading Plans, Identifying and Designating Historic Resources, Standards & Guidelines, and Hands on Design Exercise.

CAMPCustom®: This is a daylong, or two consecutive half-days, event with three trainers who cover the sessions of your choice. This is for clients who either have already had CAMPCore® or receive this training locally and need more “advanced” topics. Clients choose any 5 general sessions and 1 workshop from the CAMP Menu with the guidance of the NAPC staff and trainers.

CAMPOne®: One Presenter, One Focus. This is a 1 to 3 hour session with one trainer. Choose any one topic from the CAMP Menu or request a specific topic and/or speaker. This is ideal for those looking for a conference speaker or for a community that has a burning issue that needs to be addressed quickly.

CAMP® for Real Estate Professionals: This is a daylong, or two consecutive half-days, event with three trainers who cover the basics for realtors, appraisers, and mortgage professionals. The purpose of CAMP® for Real Estate Professionals is to provide the basic information that anyone who is selling or working with older properties needs to know. Additional planning may be needed to obtain state certification if this is important to the applicant. NAPC is currently certified in Tennessee and West Virginia. Topics include the basics of historic zoning, loans and tax incentives for historic properties, identifying local historic styles, skills for selling historic properties.

CAMP® for Legal Professionals: This is a daylong, or two consecutive half-days, event with three trainers who cover the basics for legal professionals. The purpose of CAMP® for Legal Professionals is to provide the core information for legal professionals who work with historic preservation in terms of design review commissions, Section 106 reviews, or real estate development. Additional planning may be needed to obtain state certification if this is important to the applicant. It includes Introduction to Historic Preservation, National Historic Preservation Act, Effective Enforcement of Local Historic Preservation Ordinances, Covenants, Easements and Other Tools to Foster Successful Preservation, Public/Private Partnership, Innovative Financing Using Federal & State Historic Tax Credits and New Markets Tax Credits.



General Sessions

1. DESIGN REVIEW

1.1 Envisioning Infill Design

The Secretary of Interior Standards call for new construction to be differentiated but compatible. But what does that really mean? How close can you go without running afoul of the Standard's warning against creating a false sense of history? Likewise, how, truly modern can you go and still be compatible? There is a wide spectrum of compatibility and most communities fall somewhere between these two extremes. This session will help you to find your community's place on this spectrum. It is especially useful for commissions that have few architects/designers, do not have frequent infill applications or are struggling with infill review.

Learning Objectives

Participants will:

1. Understand how to mentally translate flat plans into 3D buildings.
2. Be aware of common pitfalls with infill designs.
3. Break down historic building design to understand what makes for appropriate infill design.
4. Begin to create your own infill philosophy.

1.2 Standards and Guidelines

This workshop gives participants an understanding of the relationship between Federal Standards and local design guidelines. Workshop leaders will guide participants through the origin and development of a variety preservation-based review standards and guidelines. Through case studies, participants will distinguish between the four treatments under Secretary of the Interior's Standards and understand how the treatments work within the framework of local design guidelines. Participants will also compare the application and the inherent flexibility of the Secretary of the Interior's Guidelines for Rehabilitation.

Learning Objectives

**If you don't see what you need here. Call us! We are constantly updating our offerings and can customize sessions.*



Participants will:

1. Have a working knowledge of the evolution of design guidelines in preservation theory.
2. Understand the four treatments under Secretary of the Interior's Standards and how they can influence design guidelines.
3. Apply the inherent flexibility of the Rehabilitation Standards and understand where there is discretion.
4. Discover where to locate additional design guideline resources.

2. PROCEDURES & PROCESSES

2.1 Legal Basics

The strongest defense commissions have against accusations of arbitrary and capricious decisions is to consistently follow established review procedures. Customized for each state, this workshop covers the legal basis for commission operation. Workshop leaders will provide an overview of procedural due process, takings, appeals, property rights, and economic hardship. Participants will examine common preservation legal issues and acquire tools to improve decision-making and build a defensible record.

Learning Objectives

Participants will:

1. Distinguish between how the law enables and how the law constrains.
2. Be familiar with common preservation legal issues.
3. Acquire tools to improve decision-making.
4. Acquire tools to build a defensible record.

2.2 Legal Ethics

Accountable for their actions in the communities they serve, commissioners are routinely faced with ethical dilemmas. Workshop leaders will address commissioner responsibilities to the community and to the profession, as well as standards of professional conduct. The discussion will focus on widely accepted standards and practices for accurate, honest and forthright interactions with other commissioners, elected officials, staff, applicants, and the general public.

**If you don't see what you need here. Call us! We are constantly updating our offerings and can customize sessions.*



Learning Objectives

Participants will:

1. Recognize a commissioner's role. Identify and discuss ethical issues encountered by commissions.
2. Identify and utilize widely accepted standards and practices for interactions with other commissioners, elected officials, staff, applicants, and the general public.
3. Acquire tools to improve decision-making.
4. Acquire tools to build a defensible record.

2.3 Meeting Procedures

How a local commission conducts its meetings is critical to maintaining its credibility and reputation. It is also critical to avoiding legal challenges. In this session, participants will learn to work within the legal framework of state law and local statutes and how to establish clear rules of procedure to ensure a defensible decision-making process. Beyond legal considerations, participants will learn how professionalism, courtesy and consistency build support for the commission and its work.

Learning Objectives

Participants will:

1. Operate a meeting consistent with state and local statutes, ordinances and regulations which govern meeting procedures in their community.
2. Conduct meetings with professionalism, consistency and courtesy to all persons involved to maintain the reputation and credibility of their community's preservation program.
3. Adopt, adhere to and amend as needed rules of procedure to accomplish a clear and defensible decision-making process.
4. Recognize the need for regular reevaluation of their commission's meeting procedures.

3. ESSENTIAL STRATEGIES

3.1 Preservation Planning for Local Commissions

A preservation commission is most effective when its work is a part of the larger local planning process. Good planning can also strengthen



grant applications and bring in money to the community. Using successful plans from around the country, this workshop covers the essential elements of preservation planning and how to integrate preservation as part of a broader planning effort -- not just an addition to it. The workshop will involve an overview of Certified Local Government benefits and responsibilities for preservation planning. Working with various types of plans and data requirements, participants will learn innovative techniques to involve the community and stakeholders; explore successful implementation techniques to assign responsibilities and to track performance measures.

Learning Objectives

Participants will:

1. Clarify programmatic agreement requirements for Certified Local Governments and relationship to National Park Service mandates.
2. Discern which types of plans are appropriate to address desired goals and outcomes, as well as common pitfalls to avoid.
3. Define data requirements for planning efforts and identify opportunities for data sharing.
4. Discover innovative techniques to involve the community and stakeholders.
5. Explore successful implementation techniques to assign responsibilities and track performance.

3.2 Identifying and Designating Historic Resources

Every preservation commission faces issues of determining what resources can and should be protected through local designation. This session deals with all aspects of identifying and designating resources. Topics include conducting historic resource surveys and using the information collected to determine eligibility for designation, drawing and defending district boundaries, and the legal aspects of the designation process.

Learning Objectives

Participants will:

1. Understand why documenting historic resources is the critical foundation for a successful local historic preservation program.
2. Understand how to conduct a historic resources survey and use the information to determine what resources should be protected through local designation.
3. Understand the process for designating a local historic district, including drawing defensible boundaries, assigning a preservation "value" to individual buildings within the district, and making the case for designation to various constituencies.
4. Understand that the designation process must follow the legal requirements set forth in the local ordinance.

**If you don't see what you need here. Call us! We are constantly updating our offerings and can customize sessions.*



3.3 Preservation Incentives & Benefits

The days of grants are essentially gone, so how can commissions assist owners of historic properties? Tax incentives continue to be a major incentive for rehabilitation in many communities. Learn the basics of the Federal Rehabilitation Tax Credit program, including what projects qualify and what requirements apply. Participants will also learn about other programs and how to develop and establish local incentives for historic properties.

Learning Objectives

Participants will:

1. Discuss the importance of setting clear goals when developing local incentives.
2. Identify historic tax credits, easement, and abatement incentives offered by the state that could support historic preservation projects.
3. Explore innovative local programs in other communities, including zoning and process-incentives.
4. Learn about opportunities for local funding or incentive programs and how to advocate for them.

3.4 Building Public Support

Historic preservation commissions tend to get bogged down in the day-to-day administration of its local ordinance and forget that one of its major responsibilities is to be effective spokesmen for historic preservation in its community. This session helps participants communicate effectively with a wide range of audiences, build support for designations, defend sometimes unpopular decisions and deal with reluctant elected officials. Workshop leaders will also offer creative suggestions for promoting historic preservation in the community.

Learning Objectives

Participants will:

1. Communicate effectively with various audiences, such as elected officials, property owners, tenants, business interests, etc.
2. Speak knowledgeably about their own preservation program, including the application review process, ordinance review standards, and benefits and responsibilities of designation.
3. Identify and capitalize on opportunities to promote historic preservation in their community.

**If you don't see what you need here. Call us! We are constantly updating our offerings and can customize sessions.*



3.5 Mid Century Resources for Local Commissions

Across the country, construction from the 1950's and 1960's is now eligible for designation, yet many communities struggle with how to understand and manage these resources. However, recent resources may be the key to engaging new audiences and revitalizing preservation efforts as well as building better local government and planning. Receive an introduction to the architecture & design of the Era and gain the tools to engage new audiences.

Learning Objectives

Participants will:

1. Receive a general overview of why the Mid-Century Architecture and social history is significant from urban centers to small towns.
2. Understand and articulate effective cases for saving these resources.
3. Learn how to craft local government preservation projects focused on the Mid-Century era and how to incorporate them into your preservation planning.
4. Learn how to utilize these resources to engage underrepresented and diverse audiences.

HANDS-ON WORKSHOPS

W.2 Design Review Exercise

Working in small groups, participants will practice design review with a simplified application and set of design guidelines. Participants will determine what questions they would want to ask of the applicant and explore a potential motion. Appropriate for both seasoned professionals and new commissioners, this session provides opportunities to learn from each other in a lively and fun format.

Learning

Objectives

Participants

will:

1. Recognize the roles and objectives of the participants in the design review process: commissioner, property owner, staff, members of the public and design professional.
2. Articulate an appropriate design review response in conformance with established guidelines.
3. Recognize that a number of design solutions may be possible within the review standards.
4. Develop confidence in future decision-making and in building a defensible record.

**If you don't see what you need here. Call us! We are constantly updating our offerings and can customize sessions.*



**If you don't see what you need here. Call us! We are constantly updating our offerings and can customize sessions.*

NPEDC MEETING

10/19/2020

AGENDA ITEM VI.F

**DPW DIRECTOR, ROB McNEIL –
UPDATES ON TRANSPORTATION PROJECTS**

Old South Road Widening and Improvement Project Town of Nantucket, Massachusetts

THREE WEEK LOOK AHEAD SCHEDULE AND SUMMARY OF ANTICIPATED LANE CLOSURES / DETOURS AND POLICE DETAILS

Date Submitted: September 3, 2020

- Richmond Great Point Development LLC (Project Developer)
 - Lawrence Lynch Corporation (Project Contractor)
 - Victor-Brandon Corp. (Project Contractor)
-

One Week Look Ahead Period (Tuesday September 8, 2020 through Friday September 11, 2020)

- (A) **Mobilization and Initial Preparation of Roadway Shoulders
(South Side of OSR) Between Lovers Lane and Goldfinch Drive / East and
(North Side of OSR) Between Lovers Lane and Goldfinch Drive / East**
- Layout and Setting of Survey Markers
 - Re-Installation of Construction Safety Signage
 - Initial Preparation of Road Shoulders (Removal of Topsoil)
 - NPD Police Detail to Manage Road Shoulder Work (Weds 9/9 through Fri 9/11)
- (B) **Mobilization and Initial Preparation of Roadway Shoulders
(North Side of OSR) at Airport Road Intersection (Dedicated Right Turn Lane)**
- Layout and Setting of Survey Markers
 - Re-Installation of Construction Safety Signage
 - Initial Preparation of Road Shoulders (Removal of Topsoil)
 - NPD Police Detail to Manage Road Shoulder Work (Weds 9/9 through Fri 9/11)
- (C) **Installation and Connection of Drainage Leaching Basin
123 Old South Road (In Open Space at SE Corner of Airport Road Intersection)**
- Excavation and Installation of 1,000 Gallon Drainage Leaching Basin
 - Leveling of Site Area and Re-Planting of Grass
 - No NPD Police Detail Required / No Work in Right of Way

See Following Page (Page Two) for Two Week Look Ahead Period

**Two Week Look Ahead Period
(Monday September 14, 2020 through Friday September 18, 2020)**

**(D) Excavation, Installation of Road Base, and Fine Grading (Preparing for Paving)
(South Side of OSR) Between Lovers Lane and Goldfinch Drive / East and
(North Side of OSR) Between Lovers Lane and Goldfinch Drive / East**

- Setting Final Road and Roadway Shoulder Grades (Gravel and Soil)
- Setting / Adjusting Heights of Drainage Structures and Manholes
- Final Grading and Compacting of Road Base (Preparing for Paving)
- Old South Road Intermittently Restricted to One Lane (Mon 9/14 through Fri 9/18)
- NPD Police Detail to Manage Lane Restrictions (Mon 9/14 through Fri 9/18)

**(E) Excavation, Installation of Road Base, and Fine Grading (Preparing for Paving)
(North Side of OSR) at Airport Road Intersection (Dedicated Right Turn Lane)**

- Setting Final Road and Roadway Shoulder Grades (Gravel and Soil)
- Setting / Adjusting Heights of Drainage Structures and Manholes
- Final Grading and Compacting of Road Base (Preparing for Paving)
- Old South Road Intermittently Restricted to One Lane (Wed 9/16 through Fri 9/18)
- NPD Police Detail to Manage Lane Restrictions (Wed 9/16 through Fri 9/18)

See Following Page (Page Three) for Three Week Look Ahead Period

**Three Week Look Ahead Period
(Monday September 21, 2020 through Friday September 25, 2020)**

**(F) Installation (Paving) of Base Course and Intermediate Course of Asphalt
(South Side of OSR) Between Lovers Lane and Goldfinch Drive / East and
(North Side of OSR) Between Lovers Lane and Goldfinch Drive / East**

- Installation of Base and Intermediate Courses of Asphalt (Driveways and Roadway)
- Installation of Base Course of Asphalt (Curbing and Sidewalks)
- Old South Road Intermittently Restricted to One Lane (Mon 9/21 through Fri 9/25)
- NPD Police Detail to Facilitate Traffic Flow (Mon 9/21 through Fri 9/25)

**(G) Installation (Paving) of Base Course and Intermediate Course of Asphalt
(North Side of OSR) at Airport Road Intersection (Dedicated Right Turn Lane)**

- Installation of Base and Intermediate Courses of Asphalt (Roadway)
- Installation of Base Course of Asphalt (Curbing)
- Old South Road Intermittently Restricted to One Lane (Wed 9/23 through Fri 9/25)
- NPD Police Detail to Facilitate Traffic Flow (Wed 9/23 through Fri 9/25)

Note: *This schedule and the individual work tasks and work areas described herein are projections, based on the best available information and the current status of the work. This schedule and the individual work tasks and work areas may be adjusted, as necessary, based on factors including, but not limited to, actual progress, availability of materials, equipment, personnel, and weather conditions.*

Project survey crews, contractor project management personnel, testing / inspection crews, and various personnel from different Town of Nantucket Departments with jurisdiction over the roads and different utilities will also be working within the project area.

END OF TEXT

**MAUREY/
STORAGE**

**NANT.
SEAFOOD**

**MHC
APTS.**

VALERO'S

VALERO'S

**OLD SOUTH
DINOR**

**ISLAND
VARIETY**

**UPS STORE/
MB DESIGN**

**STATE
FOREST.**

R=30000.00'
L=334.36'

PROP 12" YELLOW
GORE STRIPING 10'
ON CENTER @ 45°

PROP GRASS PAVE
REINFORCED GRASS BUFFER

PROP 12" WHITE
GORE STRIPING 10'
ON CENTER @ 45°

PROP GRASS PAVE
REINFORCED GRASS BUFFER

LIMIT OF WORK
STA 13+25
N 5113.4449
E 4894.3985

LIMIT OF WORK
STA 0+75
N 4779.9530
E 5231.8149

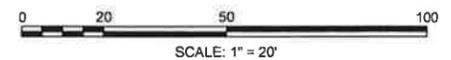
"ASBUILT" 22' ROADWAY
WITH (2) 11' LANES AND
PARALLEL PARKING 10'x22'
(TYP) PER CHAPPELL
ENGINEERING PLANS
DATED NOVEMBER 7, 2017

PAVEMENT MARKING LEGEND

DYCL	DOUBLE YELLOW CENTER LINE (THERMOPLASTIC)
SWEL	SOLID WHITE EDGE LINE (THERMOPLASTIC)
SYEL	SOLID YELLOW EDGE LINE (THERMOPLASTIC)
BYL	BROKEN YELLOW LINE (THERMOPLASTIC)
SYL	SOLID YELLOW LINE (THERMOPLASTIC)
SL	STOP LINE (THERMOPLASTIC)
SWLL	SOLID WHITE LANE LINE (THERMOPLASTIC)
CW	CROSSWALK (PAINTED)

SIGN LEGEND

R1-1		R4-7	
W1-3P		W11-2	
R3-2		W16-9P	
R3-7L		W16-7P	



Submit / Revision	Date
ISSUED FOR CONSTRUCTION	MARCH 2, 2018
REVISED PER DPW COMMENTS	JUNE 11, 2018

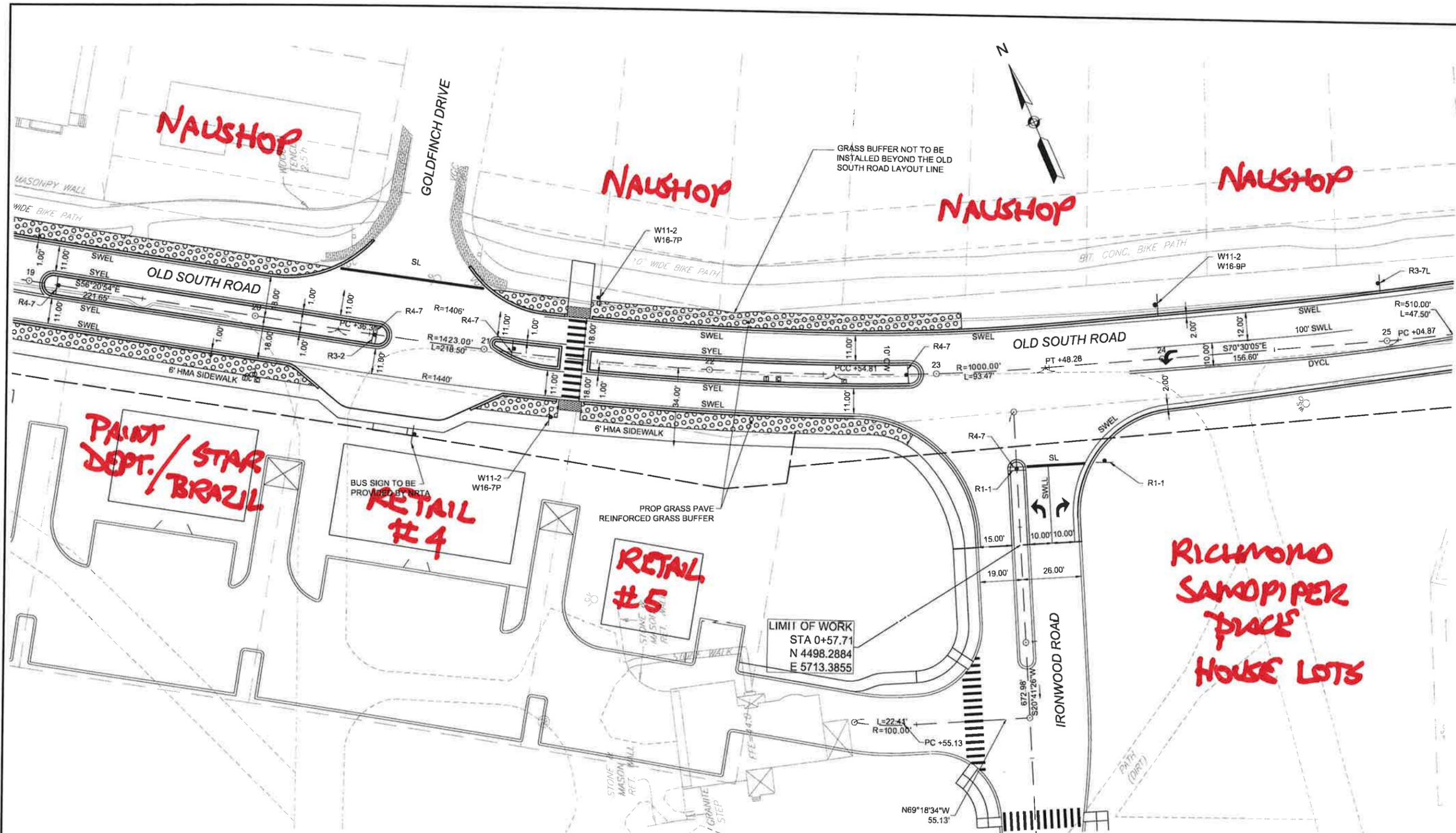
PREPARED FOR:
RICHMOND GREAT POINT
DEVELOPMENT, LLC
23 CONCORD STREET
WILMINGTON, MA 01887
(978)988-3900



PREPARED BY:
CHAPPELL
ENGINEERING
ASSOCIATES, LLC
Civil - Structural - Land Surveying
20 BOSTON POST ROAD WEST,
MAPLEBOROUGH, MA 01752
Designed: KVL Drawn: RHW Checked: DAC

LOCATION:
OLD SOUTH ROAD
NANTUCKET, MA
SIGN & PAVEMENT MARKINGS PLANS
Issue Date: 03-05-18 Project No.: 1454 Scale: 1" = 20'

SHEET 11 OF 34

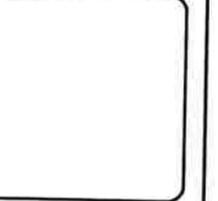


No	Submitted/Revision	Date
0	ISSUED FOR CONSTRUCTION	MARCH 16, 2018
1	REVISED PER DPW COMMENTS	JUNE 11, 2018

PREPARED FOR:
 RICHMOND GREAT POINT
 DEVELOPMENT, LLC
 23 CONCORD STREET
 WILMINGTON, MA 01887
 (978)988-3900



PREPARED BY:
 CHAPPELL
 ENGINEERING
 ASSOCIATES, LLC
 Civil - Structural - Land Surveying
 RE EXECUTIVE CENTRE
 20 BOSTON POST ROAD WEST,
 MA 01906
 Drawn: RHV Checked: DAC
 Designed: KVL



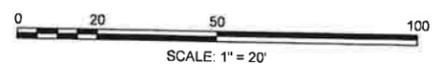
LOCATION:
 OLD SOUTH ROAD
 NANTUCKET, MA

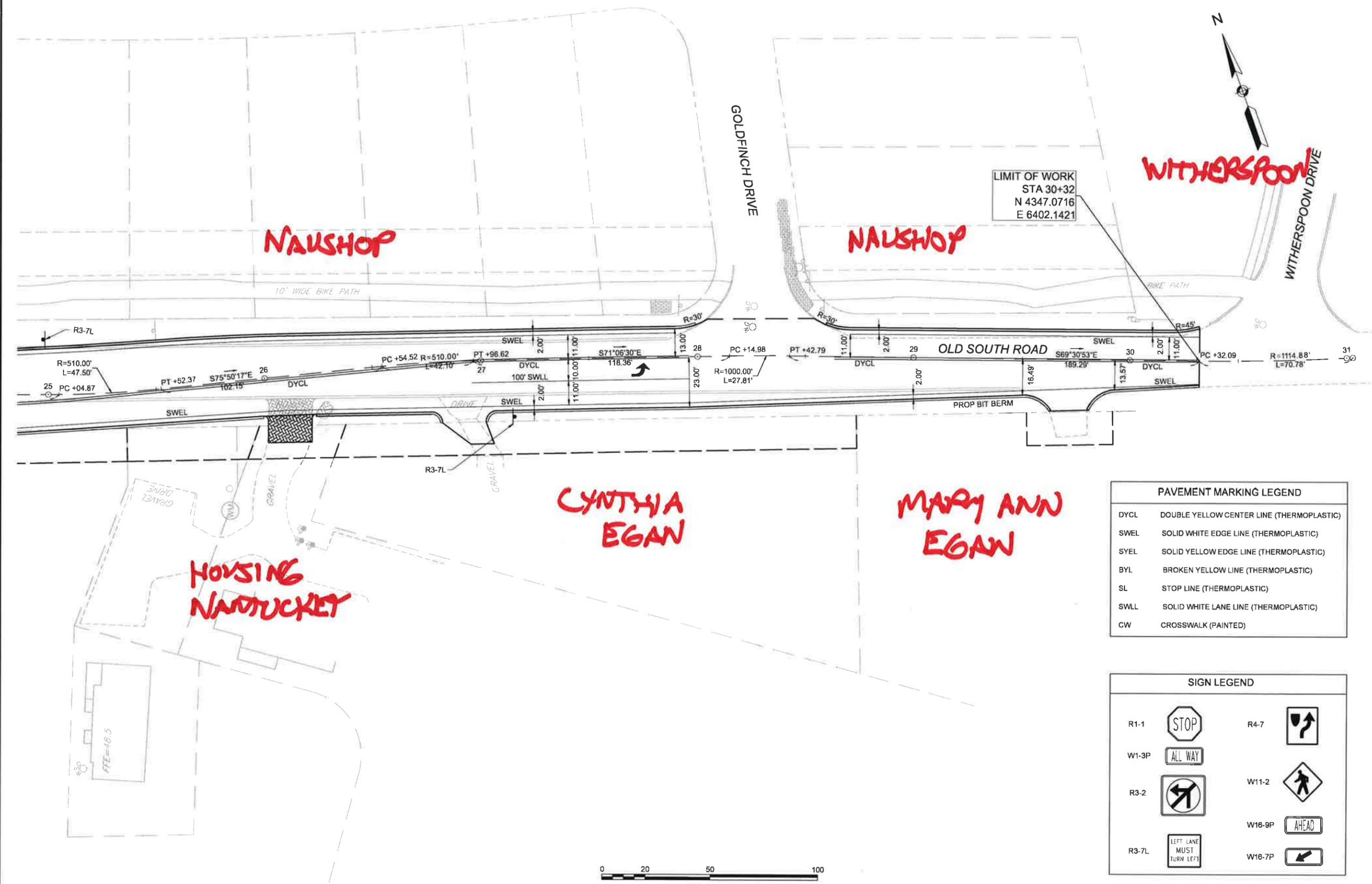
SIGN & PAVEMENT MARKINGS PLANS
 Issue Date: 03-05-18 Project No.: 1454 Scale: 1" = 20'

SHEET 12 OF 34

SIGN LEGEND	
R1-1	
W1-3P	
R3-2	
R3-7L	
R4-7	
W11-2	
W16-9P	
W16-7P	

PAVEMENT MARKING LEGEND	
DYCL	DOUBLE YELLOW CENTER LINE (THERMOPLASTIC)
SWEL	SOLID WHITE EDGE LINE (THERMOPLASTIC)
SYEL	SOLID YELLOW EDGE LINE (THERMOPLASTIC)
BYL	BROKEN YELLOW LINE (THERMOPLASTIC)
SL	STOP LINE (THERMOPLASTIC)
SWLL	SOLID WHITE LANE LINE (THERMOPLASTIC)
CW	CROSSWALK (PAINTED)





LIMIT OF WORK
 STA 30+32
 N 4347.0716
 E 6402.1421

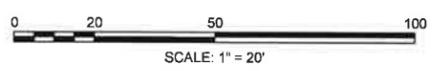


PAVEMENT MARKING LEGEND

DYCL	DOUBLE YELLOW CENTER LINE (THERMOPLASTIC)
SWEL	SOLID WHITE EDGE LINE (THERMOPLASTIC)
SYEL	SOLID YELLOW EDGE LINE (THERMOPLASTIC)
BYL	BROKEN YELLOW LINE (THERMOPLASTIC)
SL	STOP LINE (THERMOPLASTIC)
SWLL	SOLID WHITE LANE LINE (THERMOPLASTIC)
CW	CROSSWALK (PAINTED)

SIGN LEGEND

R1-1		R4-7	
W1-3P		W11-2	
R3-2		W16-9P	
R3-7L		W16-7P	



No.	Submitted / Revision	Date
0	ISSUED FOR CONSTRUCTION	MARCH 6, 2018
1	REVISED PER DOW COMMENTS	JUNE 11, 2018

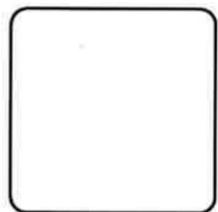
PREPARED FOR:
 RICHMOND GREAT POINT
 DEVELOPMENT, LLC
 23 CONCORD STREET
 WILMINGTON, MA 01887
 (978)988-3900



DAVID A. CHAPPELL

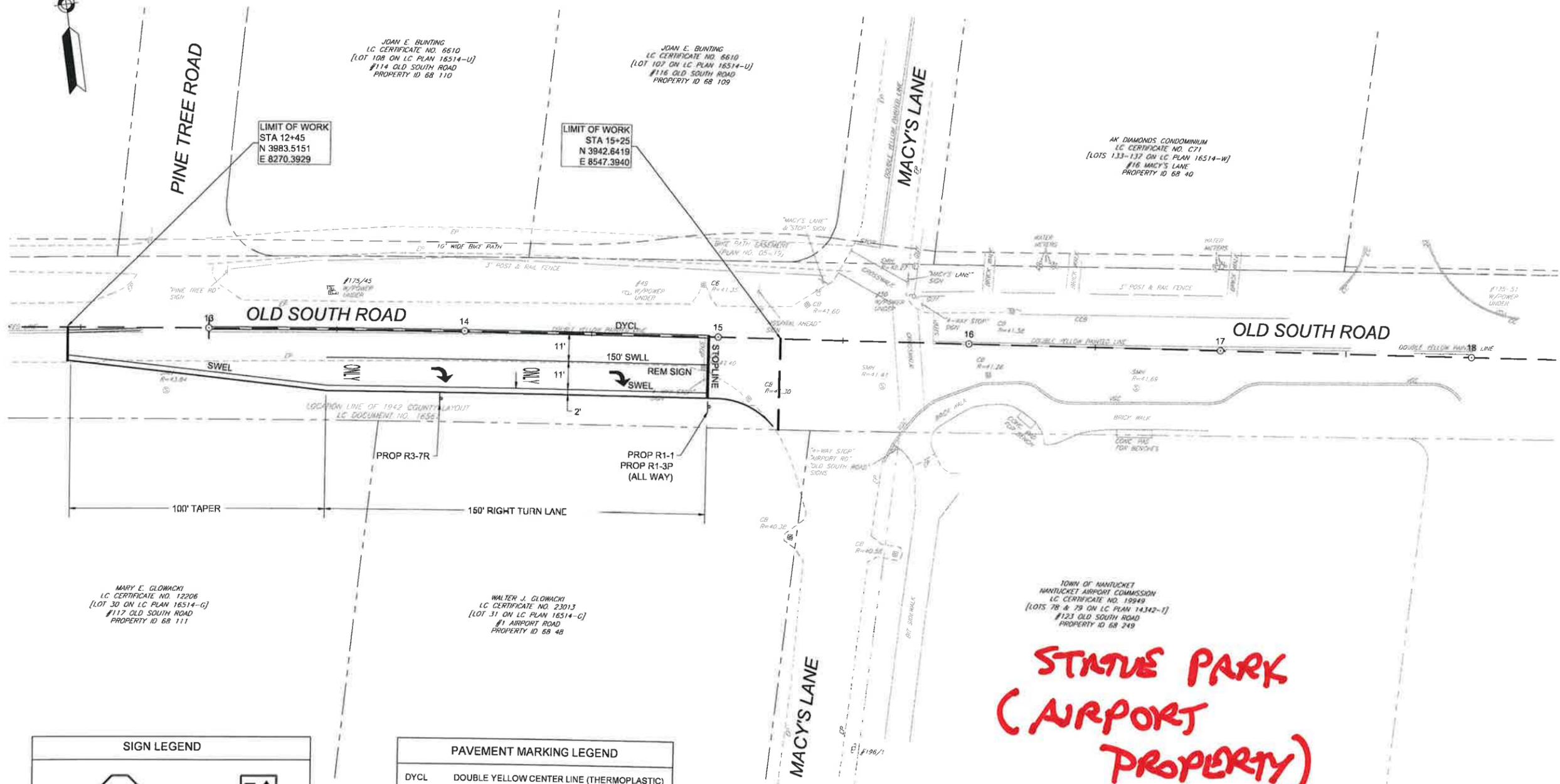
PREPARED BY:

 CHAPPELL
 ENGINEERING
 ASSOCIATES, LLC
 Civil / Structural / Land Surveying
 201 BOSTON POST ROAD WEST,
 MARLBOROUGH, MA 01752
 Drawn: RHW Checked: DAC
 Designed: KVL



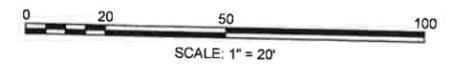
LOCATION:
 OLD SOUTH ROAD
 NANTUCKET, MA
 SIGN & PAVEMENT MARKINGS PLANS
 Issue Date: 05-06-18 Project No.: 1454 Scale: 1" = 20'

SHEET 13 OF 34



SIGN LEGEND	
R1-1	
R1-3P	
R3-2	
R3-7R	
R4-7	
W11-2	
W16-9P	
W16-7P	

PAVEMENT MARKING LEGEND	
DYCL	DOUBLE YELLOW CENTER LINE (THERMOPLASTIC)
SWEL	SOLID WHITE EDGE LINE (THERMOPLASTIC)
SYEL	SOLID YELLOW EDGE LINE (THERMOPLASTIC)
BYL	BROKEN YELLOW LINE (THERMOPLASTIC)
SL	STOP LINE (THERMOPLASTIC)
SWLL	SOLID WHITE LANE LINE (THERMOPLASTIC)
CW	CROSSWALK (PAINTED)



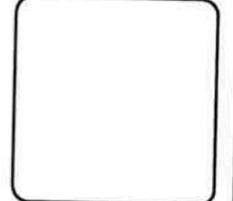
No.	Submit / Revision	Date
0	ISSUED FOR CONSTRUCTION	MARCH 8, 2018
1	REVISED PER DPM COMMENTS	JUNE 11, 2018

PREPARED FOR:
 RICHMOND GREAT POINT
 DEVELOPMENT, LLC
 23 CONCORD STREET
 WILMINGTON, MA 01887
 (978)988-3900



DAVID A. CHAPPELL

PREPARED BY:
CHAPPELL ENGINEERING ASSOCIATES, LLC
 Civil - Structural - Land Surveying
 201 BOSTON POST ROAD WEST
 MILBOROUGH, MA 01528
 Drawn: RHW Checked: DAC
 Designed: KVL



LOCATION:
 OLD SOUTH ROAD
 NANTUCKET, MA

SIGN & PAVEMENT MARKINGS PLANS
 Issue Date: 03-06-18 Project No.: 1454 Scale: 1" = 20'

SHEET 14 OF 34

END
OF
PACKET

OCTOBER 19, 2020
