



Nantucket Planning Board

MEMORANDUM

Date: October 24, 2018
To: Registered Voters
From: Planning Board
Re: Citizen Petitions for Zoning Map Amendments

The Planning Board determined at their October 11, 2018 meeting that guidance for proposed Zoning Map amendments would assist an article proponent with anticipating criteria that may be applied by the Board during their deliberation(s). If you submit a citizen petition for a proposed zoning map amendment, please provide written responses to the questions below in advance of the scheduled meeting at which the proposal will be discussed. There may be other factors that impact the Board's recommendation to Town Meeting, therefore, any other information relevant to your proposal should also be provided in advance.

- Is the proposed amendment consistent with the land use and zoning district designation of the surrounding area?
- Are the uses allowed within the proposed zoning district complimentary to the character of the parcels included in the zoning map amendment and the surrounding area? Describe the existing conditions and intended outcome.
- Does the proposed amendment create nonconformities that do not currently exist? If so, what type (i.e. use, frontage, setbacks, groundcover ratio)?
- Does the proposed amendment create additional potential for new building lots beyond what is allowed in the current district? If so, how many?
- Does the proposed amendment result in a change to the allowed ground cover ratio? If yes, what is the difference between the existing and proposed district allowances? Analysis of each property included in the proposed rezoning is helpful for the Board's consideration.
- Does the proposed amendment implement a specific goal or policy of the Master Plan? If yes, which goal(s) or policy(s) will be implemented? If no, is the proposal generally consistent with Master Plan or other planning principles? Please identify how.
- If the proposal is within an area where an area plan has been approved by the Nantucket Planning and Economic Development Commission, is the proposal consistent with the area plan? If yes, please identify how is consistent or which specific goals will be accomplished.
- Has this or a similar proposed amendment been included on the Town Meeting Warrant within the past two (2) years? If yes, which Town Meeting(s)?

Your attendance at the Planning Board meeting is expected so that you can present your proposal and respond to questions or issues discussed during the public hearing. If you have any questions about the process or the guidance provided in this document, please call 508-325-7587 to speak with a staff person who can assist you.