The Greater Tom Nevers Area Plan

Submitted for Review & Approval by—

The Nantucket Planning & Economic Development Commission

March 31, 2008
The Greater Tom Nevers Area Plan –

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**Background**

In late 2005, an article to change the zoning for a portion of the Tom Nevers area was submitted for approval at the April 2006 annual Town Meeting. Discussions with the Planning Department about this proposed zoning change revealed that other neighborhoods have undertaken, or were considering, area plans for their areas—and that it is the policy of the Planning Department to consider proposed zoning changes in the context of an overall plan for an area, which fully reflects the desires of the residents of that area. The Planning Department then suggested that an Area Plan for the Greater Tom Nevers Area be undertaken and that any zoning proposals be included as part of that overall plan. The sponsor of the 2006 article agreed with this approach and tabled the article at Town Meeting.

In 1976, the Tom Nevers Civic Association, Inc. (TNCA), a non-profit organization under I.R.S. code 501(c) 4, was formed to represent the residents of the Greater Tom Nevers Area. According to the bylaws of this association, each family that owns property in the area is automatically a member of the association, regardless of whether they pay annual dues or not. As of this date, there are nearly 600 TNCA members and all communications from the association are sent to all members. The area covered by the association stretches from the eastern fence of the Nantucket Memorial Airport to the western boundary of the village of Siasconset and from Milestone Road on the north to the Atlantic Ocean on the south. Appendix I is a map of the Greater Tom Nevers Area represented by this association. The TNCA is considered the official representative of this neighborhood in the Nantucket Civic League.

To facilitate the development of the Greater Tom Nevers Area Plan, the TNCA board of directors agreed to underwrite any reasonable costs associated with its development and to assist in communicating details about the plan and its development to its full membership. To assure objectivity, the TNCA board of directors also agreed that the Area Plan should be developed independent of the board and not subject to its approval.
In June 2006, a working group was formed to initiate the process of preparing the Area Plan. The members were chosen in proportion to the number of lots in each of the local areas: Tom Nevers East - 4, Tom Nevers West - 3, Tom Nevers South - 2, Wigwam - 1, Madequecham -1.

In addition, two members from the Nantucket Planning & Economic Development Commission volunteered to be members of the group and several others served as support personnel and advisors. Except for the president of the TNCA, no other member of the association’s board served as a member of the work group. The work group met on a regular basis throughout the development of the Area Plan. Through a series of TNCA newsletters, all property-owners in the Greater Tom Nevers Area were kept fully informed of the Area Plan’s goals and development process and were encouraged to actively participate. Appendix II is a list of the work group members.

During the summer of 2006, eight moderated focus groups were conducted to define issues, concerns, and probe weaknesses/strengths for each of the eight topic areas prescribed as elements for inclusion in a master plan, under Massachusetts General Law, Chapter 41, Section 81d. All residents of the Tom Nevers Area were invited to participate, either in person or by submitting comments to work group members orally or by email. In addition, work group members personally contacted many people in the area to elicit their views. Appendix III is a compilation of the results of these focus group sessions, which were then used to design a broader survey for mailing to all residents.

In November 2006, a detailed property-owner survey was conducted by mail. The response to this survey was 40.2%, an unusually high return for a survey of this type. A summary report was issued on February 15, 2007 and Appendix IV is a copy of that report.

As the process was proceeding, TNCA communicated the results to all property owners through its newsletters. The first, in the summer of 2006, outlined the essential elements of an area plan, described the process that would be followed to develop the plan and introduced the work group and its members. Appendix V is a copy of that newsletter. Once the survey was completed, TNCA issued a second newsletter which provided a further update to all property owners and summarized the results of the survey. Appendix VI is a copy of that newsletter. Once the draft Plan had been written another newsletter was issued, in the summer of 2007, to describe the
highlights of the plan and direct residents to the Town’s web site to read the full version of the plan and record their comments. Appendix VII is a copy of that newsletter.

The work group also conducted a series of interviews and discussions with members of various Town Departments and other groups that impact the Tom Nevers Area. The purpose of these meetings was to gather information about ideas and recommendations that came to light during the focus group sessions. For example, a strong interest was expressed in several of the focus groups to extend NRTA bus service down Tom Nevers Road. This concept was later explored with the NRTA director. The intent was to include, as part of this Area Plan, recommendations that have been discussed with the responsible organizations and for which costs and/or other potential obstacles have been identified.

Based on all of the above input, the work group then developed and refined the Greater Tom Nevers Area Plan that follows. The numbered sections have been structured to conform to the elements of the master plan outlined in M.G.L. Chapter 41, Section 81d. When approved by the Nantucket Planning and Economic Development Commission, it is intended that this Tom Nevers Area Plan become an integral part of the overall Nantucket Master Plan and be used to guide the Town’s planning agencies.

Equally important, this Area Plan will also provide the Greater Tom Nevers Area itself with an agreed-upon, neighborhood-wide road map for ongoing improvements and continued sound decision-making.

The Tom Nevers Civic Association has been charged with following-up on the implementation of the recommendations contained in this Area Plan.
The Greater Tom Nevers Area Plan –

1. Goals & Objectives

A. OVERVIEW

The Greater Tom Nevers Area holds a unique position in the Island’s history and state of current development. Almost totally undeveloped until the 1970s, the Greater Tom Nevers Area is now home to nearly 600 families—with their private houses nestled into a naturalistic countryside preserve. More than 67-percent of the Greater Tom Nevers Area is under conservation or government ownership. No other neighborhood on the Island has such a high percentage of its land under conservation protection.

The entire Greater Tom Nevers Area is characterized by its naturalistic setting—with vast areas of dense foliage teeming with wildlife, open grasslands marked with unique geological features and rare plant species, and more than 5 ½ miles of open beaches. With the exception of two Town-owned roads, all the roads in the Greater Tom Nevers area are private abutter’s ways. The area has no commercial development, but it does boast one of the Island’s largest recreational areas—Tom Nevers Field.

Historically, the Greater Tom Nevers Area was the Island’s most prized territory—home to Sachem Wanackmamack and the Island’s Wampanoag Indian leadership. Sited at the highest point on the Atlantic south shore, Tom Nevers Head boasted commanding views of the rising and setting sun, uncommonly fertile soil, sweet fresh water springs and ponds, and an abundance of sea life along its broad shoreline and migrating birds in its highlands. So important did the Wampanoag consider this territory that they refused to sell any land rights in it to the English until 1741—a full 82 years after the English settlers first came to the Island and began their land acquisitions. In fact, it was the very last area of the Island surrendered-for-sale by the native population.

Based on this and a series of other fortuitous historical factors, including the leasing of the entire area by the U.S. Navy during World War II, no significant real estate development
occurred in the Greater Tom Nevers area until the early 1970s—far later than in most other sections of the Island. And even then, strict building standards were included in all new deeds to assure a rural setting with low building density, well before the Historic District was expanded to cover the whole Island.

In 1972, when zoning was passed into law for Nantucket, the entire Tom Nevers Area was zoned Limited Use General–3 (LUG-3) -- which requires a minimum lot size of 120,000 square feet, or approximately 2.75 acres (this is commonly referred to “3 acre zoning”, even though it is less than a full 3 acres). At the time this zoning was implemented in the Greater Tom Nevers Area, there existed a number of smaller non-conforming lots, resulting from subdivisions created in the early part of the 20th century. These smaller non-conforming lots were “grandfathered” in.

By 1982, fewer than 110 homes existed in the entire Greater Tom Nevers Area—all but 4 of them to the east or south of Tom Nevers Road. Since then, more than 450 homes have been added—all with 3-acre zoning. And today, very few privately-owned building lots remain available for development.

The housing stock in the Greater Tom Nevers Area ranges from modest vacation cottages nestled in the scrub oak to grand oceanfront summer homes. But more than 70-percent are 3-to-4 bedroom family homes. Only 14-percent of the developed residential properties have secondary dwelling units, and nearly 2-out-of-3 of these are garages with guest facilities.

In 2005, an estimated 30-percent of the property owners in the Greater Tom Nevers Area were year-round residents, many with children at home.

In a recent annual survey, residents of the Greater Tom Nevers Area cited these factors as the things they “liked best” about the Tom Nevers Area – “Its peace, quiet, and privacy” (76.3%) … “Its country setting” (28.8%) … “Its open vistas” (25.4%) …”Its friendly neighbors” (23.8%).

In summary, the Greater Tom Nevers area can best be described as… “A unique, family-oriented countryside preserve, away from the hustle and bustle of other parts of the Island.”
B. CONCLUSIONS AND RECOMMENDATIONS

In its current state of development, the Greater Tom Nevers Area should be considered “an extremely successful neighborhood”—one that its residents like as it exists today. Continuing to meet their needs, preferences, and aspirations is our principal challenge in this Area Plan.

In the January, 2007 property-owner survey, a combined 98.4 % of the respondents agreed that they “love the Greater Tom Nevers area as it exists today”, strongly indicating that major changes are not desired. All five sub-neighborhoods share this overwhelmingly positive view, as do all categories of property owners – year-rounders, seasonal residents and property owners who live elsewhere. It is strongly recommended that heavy and ongoing emphasis should be given to protecting and preserving those elements that residents consider to be the area’s principal assets—its open vistas…peace, quiet and privacy…and its country setting as evidenced by our survey.

2. Land Use

A. OVERVIEW

The Greater Tom Nevers Area is composed of approximately 3,047 acres—of which 2,048 acres (or 67.2 %) are owned by various conservation agencies or the Town of Nantucket. The remaining 33.8 % of the land is divided into 596 privately-owned properties with valid owner addresses. The entire area is zoned Limited Use General-3 (LUG-3), which requires a minimum lot size of 120,000 sq. ft. and permits a cover ratio of 3%, and is classified as part of the “country” zone of the island. (Please see Code of the Town of Nantucket, Chapter 139 for a full description of Nantucket zoning.) Approximately 85 % of the privately-owned properties have at least one dwelling unit on them and about 1-in-7 of these have secondary dwellings, which are permitted in the LUG-3 areas. Some acreage was subdivided before the zoning bylaws were enacted, so there are a number of non-conforming lots which do not meet the minimum lot size. These lots are “grandfathered” under Massachusetts General Law with respect to size, but must conform to all other zoning requirements. There are no commercial enterprises in
the area, although a few residents conduct a “home occupation” from their residences, subject to the limitations contained in the Town bylaws. Approximately 31% of the residents live here throughout the year, 61% are seasonal residents (many of whom live here for six months each year) and 8% are “absentee-owners” who own property here but live elsewhere. In short, Tom Nevers is a residential area with vast expanses of conservation land and a mix of year-round and seasonal residents—all of whom prize the area’s country setting, open vistas, and peace and quiet. 98.4% of the property-owners in the area say that they love the area as it exists today and all five of Tom Nevers’ sub-neighborhoods share this overwhelmingly positive view, as do all categories of property owners – year-rounders, seasonal residents, and property owners who live elsewhere.

B.  

**FUTURE GROWTH**

Over the course of the next 10 to 15 years, 75% of the residents in the Greater Tom Nevers Area expect the area to approach full “build out”, with almost all available building lots developed and with larger homes beginning to replace small older cottages. 60% of the residents believe that the area will become over-developed unless further restrictions are placed on the addition of secondary dwellings, although there is a general concern about the lack of affordable housing for working families.

C.  

**PAPER ROADS**

A majority of the residents support the idea of reviewing all the paper roads in the area and retaining those that have a clear public benefit, such as access to the beaches and the retention of roads for access in the event of fire. They also support the idea of disposing of those roads that do not have a public benefit, so that the land can be returned to the tax rolls.

D.  

**BEACH ACCESS**

A majority of the residents also support the concept of maintaining access to our beaches by any means possible. Certainly, paper roads that provide beach access should be a major factor in preserving this access indefinitely. Covenants in deeds that provide access for the public—and properties owned by the Town of Nantucket or by various conservation organizations—must also be part of the overall planning for beach access. A comprehensive plan that includes all of these access possibilities should be developed for
the area to insure that adequate access is preserved to all beach areas. These access points, wherever possible, should be spread out along the entire stretch of beach in the Tom Nevers Area. In addition, these access points must be clearly marked and any attempt by adjoining neighbors to encroach on the access paths or limit public use of these paths should be dealt with promptly by the appropriate Town enforcement agencies.

E. ZONING CHANGES

This subject is a difficult one because of the potential long-term impact that any zoning change can have on the area. The desire to keep the Greater Tom Nevers Area as it is now—as expressed overwhelming by the area’s residents—stands in sharp conflict with the financial and sociological benefits that could accrue from zoning changes to create smaller lots. This conflict has existed for some time and will undoubtedly continue as long as property values remain high. Indeed, it is an island-wide problem. Nevertheless, the recommendations contained in this section represent the will of the vast majority of the area’s current residents.

In the January 2007 property-owners survey, 82.5% of all Tom Nevers residents said they do not support changing the zoning in Tom Nevers West from LUG-3 to LUG-1 (40,000 sq. ft minimum size)—with only 10.3% supporting the idea. Within Tom Nevers West, only 23.1% said they support the down-zoning concept—while the remainder do not. On a broader basis, 86.6% of all Tom Nevers residents believe that any down-zoning in Tom Nevers West will have a ripple effect on the rest of the Greater Tom Nevers Area. These findings are quite decisive and therefore should be reflected in the final Greater Tom Nevers Area Plan. But in the future, if there is any significant change in the area’s property-ownership composition, or if evolving economic or social events dictate, then an updated survey should be conducted and the Area Plan modified accordingly.

F. CONCLUSIONS AND RECOMMENDATIONS

1. The overwhelming desire of the current residents of the Greater Tom Nevers area is to keep the area as it is now. Therefore, no immediate actions should be taken that would cause major changes to the area at this time.

2. The current LUG-3 zoning should not be changed.
3. Existing paper roads should be reviewed as part of a comprehensive planning process and those that have a clear public benefit, such as providing access to the beaches or providing for fire protection, should be retained. The remaining roads should be returned to the tax rolls after appropriate action by Town Meeting.

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3. **Housing**

A. **OVERVIEW**

Like much of the Island, the Greater Tom Nevers Area has seen significant development in recent years. But unlike many other areas, this growth has occurred over a long period of time—through the gradual addition of custom-built homes, rather than from subdivisions containing many homes. Widely-spaced single-family homes characterize the area. There are no condo complexes or multi-unit rental properties in Tom Nevers. And while the housing stock ranges from modest vacation cottages to grand oceanfront summer homes, more than 70% are 3-to-4 bedroom family homes.

The vast majority of the existing private lots in the Greater Tom Nevers Area have at least one structure on them now and there are no large tracts in private ownership that could be subdivided. Therefore, the potential for future growth lies mainly in the addition of secondary dwellings and the enlargement of existing dwellings. There is an overall concern about the lack of affordable homes for middle class working families, but there is no clear solution to this economic problem. A public/private co-operative effort, similar to that undertaken for the school employees, appears to offer the best hope at his point. The residents feel, however, that this type of effort is best undertaken in less-remote parts of the Island. If a financial incentive, such as a tax credit, could be developed for those willing to rent a secondary dwelling to individuals with designated critical skills, then the problem may be eased, but not solved. Home ownership should be our overall goal.
B. AFFORDABLE HOUSING

In the 2007 property-owner survey, 63.4% of the respondents do not feel that we need more affordable housing - that the Tom Nevers Area is already providing its “fair share” of affordable housing for the Island, particularly when contrasted with other neighborhoods that have yet to begin. There is, however, support for gradually adding more individual “affordable housing” units, provided that they are interspersed among existing lots, and particularly if they are built by Habitat for Humanity. In addition, there is little support for creating an “affordable housing” complex with multiple units in the same area.

According to the Nantucket Housing Authority, there are currently at least 7 homes in the Tom Nevers Area that officially qualify as “affordable housing”, either as owned homes, rental units or those included in the housing rehab program. It is also likely that a number of individual property-owners in the Greater Tom Nevers Area rent units to individuals and families who work on Nantucket. In addition, there is an undeveloped 17-acre parcel adjacent to Tom Nevers Field that is owned by the Housing Authority. This property was originally designated as a potential site for affordable housing, but several factors, in addition to costs, have prevented implementation of that concept. Unfortunately, this parcel is located far from Town and there is no year-round public transportation available. Even in the summer, when there is transportation along Milestone Road, it would be a 2.5 mile walk from this site to the nearest bus stop. A further deterrent is that the shoreline very close to this parcel is currently subject to some of the Island’s greatest annual erosion, posing a threat to any building project. Also, the area contains some endangered plant species. For all these reasons, this 17-acre parcel is far from ideal for affordable housing. As such, the Housing Authority should consider exchanging this parcel for another parcel held by one of the conservation groups—a parcel that is nearer to Town and public transportation.

C. SECOND DWELLINGS

There is a general concern that the Tom Nevers Area may become over-developed through the widespread addition of secondary dwelling units. In fact, 59.7% of the residents believe that in order to preclude over-development in Tom Nevers, further restrictions should be placed on the addition of secondary dwellings, while 23.8% believe that no further restrictions are necessary. The large majority of property owners in TN South, TN East and TN West share this concern about secondary dwellings potentially causing over-development. Property owners on Tom Nevers Road and in Madequecham West indicated a
far lesser concern…but they still outnumber those who are not concerned in their sub-
neighborhoods. Although no consensus has emerged on how to fairly limit secondary
dwellings, there was support for providing a financial incentive for voluntary compliance.
For example, a tax credit, a direct payment, or a charitable contribution deduction in
exchange for a restrictive covenant on the property, would be acceptable to many people. In
August 2006, a new law (HR 4) went into effect that increased the deduction a donor may
take for granting a conservation easement and that also extended the carry-forward period for
these deductions. It is possible that this change, particularly if it is extended indefinitely, will
help mitigate the growth potential of secondary dwellings in the area. Other forms of
limitation without compensation, such as a “cap”, were not supported by the residents.

D. ZONING ENFORCEMENT

A solid majority of the residents, 57.2%, believe that there is a growing problem with
negligent absentee-landlords who buy area properties for employee housing or rental income
and then allow these properties to deteriorate and become “eyesores”. There are several
employee housing properties in TN East and TN West where the tenants have left many cars,
motorbikes and even appliances in the yards. Trash has been strewn about and the lawns have
not been maintained.(There is a corollary problem, with some property owners running
disruptive private businesses, such as landscaping businesses, from their homes and storing
equipment and supplies in the yards) While the Town does have a mechanism to enforce the
zoning bylaws, this process is not well-understood by most residents.

E. CONCLUSIONS AND RECOMMENDATIONS

1. Most residents believe the Tom Nevers area will achieve near full “build-out” in the
next 10 – 15 years and that over-development will occur without further restrictions
on secondary dwelling units. As such, there is support to limit the development of
secondary dwellings through the use of financial incentives.

2. The Tom Nevers Area has successfully integrated some “affordable housing” into its
neighborhoods and there is some support for adding more “affordable housing” units,
provided that they are interspersed among existing lots.

3. In order to preserve the quality of the neighborhood, the existing zoning bylaws need
to be enforced, with feedback given to those who have filed complaints.
4. Economic Development

A. OVERVIEW
The discussions relating to economic development in the Greater Tom Nevers Area were limited, because no commercial retail, manufacturing or service industry businesses operate in the area today—and because there was no desire among Tom Nevers property-owners to create even a small area where commercial businesses could be established. The entire Greater Tom Nevers Area is a residential area and the residents want to keep it that way.

In an earlier study designed to recommend potential uses for the old Navy Base (now Tom Nevers Field), there was a recommendation to build a community center and to include space for a small convenience store. The economics for running a small store—open only a few months of the year and at the end of what is essentially a dead end street—would make it difficult for such an effort to succeed.

B. SMALL HOME-BASED BUSINESSES
There is general support for accommodating small home-based businesses, provided they do not disturb the neighborhood with disruptions to the peace, beauty and tranquility we all prize. Many year-round and seasonal property-owners in the Greater Tom Nevers Area are self-employed and operate out of their homes. Most are good neighbors. But a few are proving disruptive—contributing noise, odors, extra traffic and visual “eye-pollution” from trucks, large construction equipment and associated materials, and storage of miscellaneous items. As businesses grow, they outgrow the residential setting and should be moved to commercially-zoned areas. Industrial-type uses are incompatible with any residential areas. It is also possible that some home-based businesses are not in compliance with existing zoning bylaws or health regulations. As noted in the “Housing Section” (under “Zoning Enforcement”)—this is a serious problem which needs to be addressed if the Tom Nevers Area is to remain as the vast majority of the residents want it to be.

C. CONCLUSIONS AND RECOMMENDATIONS
The Greater Tom Nevers Area should protect its position in the country overlay district as a residentially-zoned area which does not permit commercial-scale retail, manufacturing or service industry businesses. While property-owners are open to self-employed residents
operating small home-based businesses, steps should be taken to assure that these businesses do not become disruptive or compromise the residential nature of the Tom Nevers Area. Occasionally, some homes have been purchased for use as employee housing, but the number of people residing in these dwellings do not comply, in some instances, with Town bylaws. Similarly, home-based business such as camps, day care centers and cooking or food smoking operations exist in the area and their compliance with existing bylaws needs to be verified.

Therefore, it is recommended that—

1. A brochure be prepared that defines, in practical form, some of the regulations and standards contained in existing Town bylaws. This information could serve to aid those who are contemplating beginning a home-based business, and could also serve as a reference for neighbors with existing home-based businesses. For example, Chapter 139 of the Code of the Town of Nantucket permits home occupations…”provided that excessive noise, traffic, odor…..are avoided.” The proposed brochure would contain examples of what constitutes excessive noise, traffic or odors, rather than leave the interpretation of those terms to each individual.

2. If a special zoning variance is granted to permit a home occupation that would not normally be permitted, a covenant should be established that requires the owner to restore the property to non-commercial status if the business is closed.
5. Natural and Cultural Resources

A. **OVERVIEW**

The Nantucket Conservation Foundation (NCF) and the Nantucket Land Bank own vast tracts of land in the Tom Nevers Area, which contribute greatly to the sense of open space and natural vegetation. For the sake of clarity, recommendations pertaining to these organizations will be contained in this section, while recommendations for the beaches and Tom Nevers Field will be addressed in Section 6 – “Open Space and Recreation.”

B. **NCF PROPERTIES**

Consistent with the Nantucket Conservation Foundation’s stated mission of—“Conserving, maintaining, and managing its natural areas and habitats…and encouraging an appreciation and interest in the Island’s natural resources” … and also consistent with the NCF’s oft-stated goal of making their properties more accessible to the public — the residents of the Greater Tom Nevers Area strongly recommend that the NCF make a number of enhancements to their Tom Nevers properties. Combined, these enhancements would make the NCF properties in Tom Nevers more accessible to the public, reduce the danger of brush fires, and restore more of the rare sand plain grasslands.

Specifically, we would encourage the NCF to open up a series of walking paths, horse trails and bike paths. And where feasible, to add some small unpaved parking areas, so that visitors could park near the start of these trails. Sanford Farm and Ram’s Pasture are excellent examples of the type of natural property, with limited parking, that we would like to encourage. In addition to the trails and parking areas, we would also like to suggest a program of selective cutting and controlled burning of invasive species like scrub oak, which is fast overtaking the rare sand plain grasslands in our area. The work done by the NCF on the north side of Milestone Road, commonly known as the “Serengeti”, is a wonderful model that we would like to see expanded to the south side of Milestone Road. In addition to opening up broad vistas, brush cutting would reduce the fire danger in the area. The residents of Tom Nevers West and Wigwam Road are particularly concerned about the danger of fire, because dense underbrush in the conservation lands comes very close to their homes.
At the far eastern end of the Tom Nevers Area, the NCF properties include the land adjacent to Tom Nevers Pond and also an old dirt road, now overgrown, that goes from Milestone Road to the Pond. We think brush cutting that road to reopen it up would provide an additional source of water for firefighting and add to the options the Fire Department now has to refill their tankers.

C. LAND BANK PROPERTIES

The Land Bank properties are not as extensive in our area as the NCF properties, but several are strategically placed to provide access to the beaches and the ocean. Two of these properties, Tom Nevers Beach and Madequecham Beach, are accessible to the public and have parking areas. The property at Tom Nevers Head has not been accessible to the general public because there is no space for parking. However, we would like to suggest that a walking path be cut through to the beach so that residents in the immediate vicinity can have an easier access to the beach. In addition, we encourage the Land Bank to install signs near the beach that identify their property and list the appropriate uses for that property.

D. DEER HERD AND LYME DISEASE

There is an almost universal concern about the incidence of Lyme’s Disease in the area and about the size of the deer herd. Almost 65% of the residents support the idea of actively encouraging deer hunting in the conservation lands in Tom Nevers. And more than half of the residents also support the idea of qualified bow hunters being invited to hunt on private property. But since more than a third of the residents do not support this idea—particularly those who live along Tom Nevers Road—the decision to authorize deer hunting on private property should be left to the individual property-owner. If the NCF begins to clear some of the invasive species south of Milestone Road, this may help to control the size of the deer herd in the area.

E. CULTURAL RESOURCES

No historic structures exist in the Greater Tom Nevers Area. And no archeological traces remain of the once great Sachem Wanackmamack. A shallow, overgrown gully is the only reminder that the Nantucket Railroad once crossed over our lands.
F. CONCLUSIONS AND RECOMMENDATIONS

1. The NCF should be encouraged to develop a plan for its properties in the Tom Nevers Area that includes the clearing of walking paths, horse trails and bicycle paths. Limited unpaved parking areas should be created to enable residents, other than those in the immediate neighborhood, to come and enjoy the open spaces. A program of brush cutting and controlled burns should be instituted to gradually reduce the dense invasive species and reestablish the sand plain grasslands.

2. The Land Bank should be encouraged to establish a walking path from Tom Nevers Head to the beach for the use of local residents. Signs should be erected and other markers installed to insure that public access to the beaches over Land Bank and NCF properties is maintained.

3. Deer hunting should be encouraged, where permitted, in order to reduce the size of the herd in the area.

6. Open Space and Recreation

A. OVERVIEW

The Tom Nevers Area has two outstanding recreational assets—more than five miles of beaches…and Tom Nevers Field, with approximately 19 acres of Town-owned land that is used primarily for family recreation. The Field has a baseball diamond, a softball field, picnic tables and grills, a children’s playground and permanent restroom facilities. Two open areas are used for a variety of community events—ranging from the VFW carnival, to the demolition derby, the Atheneum-sponsored Circus Flora, and the Island Fair. During warm weather, the Field is host to many families and groups who use its amenities, while during the cold weather, hardy individuals and their dogs enjoy the harsh winds, pounding surf, deserted roads and beaches.

B. TOM NEVERS FIELD

The Nantucket Parks and Recreation Commission administers the Field on behalf of the Town and is responsible for the maintenance and improvement of its facilities. Any request for use of the Field must be approved by the Commission, as well as a number of other Town
departments, before the Board of Selectmen grant final approval. The Commission and the Director of Parks and Recreation have gone out of their way to insure that any application for use of the Field will not disturb those who live in the area, due to excessive crowds, noise, traffic or any other unusual disturbance. Over the last decade, guidelines have been developed by the Tom Nevers Civic Association and the Commission that establish minimum criteria for one-time events at the Field. Adherence to these guidelines has led to a number of excellent events at the Field and little or no problems with the residents. In fact, every year the Tom Nevers neighborhood volunteers to collect entrance fees and park cars for the Park and Recreation Commission’s Island Fair in September. Appendix VII is a copy of those guidelines.

A number of things can be done to improve Tom Nevers Field still further. The residents strongly support the removal of the concrete remains that erosion has caused to fall from the bluff to the beach. The concrete and its exposed rebar represent a hazard to children and animals and should be broken up and removed. In addition, the large numbers of old tires that were once used to define a go-cart track should be removed also. Because Waste Options charges a fee to dispose of old tires, the area has become a dumping ground for old tires that people are too lazy or too cheap to take to the landfill. By removing the tires completely, it is hoped that the area will not be a dumping ground in the future. We believe this destructive behavior would be curtailed if the Town, or the Park and Recreation Commission, posted signs warning dumpers of severe fines and possible loss of licenses.

A vast majority of the residents – 84.5% - believe that Tom Nevers Field is such an important asset to the Island that a long-range plan should be developed to guide its future improvements. Such a plan was developed shortly after the GSA sold the old Navy Base property to the Town, but it has not been updated since then. Once the plan has been completed and approved, we think the necessary funding for the improvements should be brought before Town Meeting. It was also suggested that a portion of the revenue raised at some of the events at the field should be used to fund ongoing improvements at the Field. The residents support the efforts of the Parks and Recreation Commission to institute fees for the use of the Field for major events. However, special events at the Field should not be allowed to become so numerous that they usurp the major purpose of the Field – passive family recreation.
Tom Nevers Field has been designated as the alternate site for the discharge of treated water from the ‘Sconset wastewater treatment plant. However, the beach in front of the current discharge beds is accreting while the beach area in front Tom Nevers Field is eroding. Therefore, it is unlikely that this alternative plan will be used in the foreseeable future.

C. BEACHES

The pristine beaches and open ocean vistas are some of the most attractive aspects of the Tom Nevers Area. Erosion has become a major problem along this stretch of our coastline for the last 20 or so years, with an average of 15-feet being lost each year in some places. This erosion of the bluffs has made it difficult to access the beach from the vicinity of Tom Nevers Field and people trying to reach the beach frequently contribute to the destruction of the bluff by walking or jumping though the gullies. We recommend that removable steps be installed from the Field to the beach to promote both the use of the beach and to protect the bluff from additional erosion caused by pedestrian traffic. These steps can be drawn up on the bluff during the off-season or before major storms. It is possible that private funding may be available to pay for the steps. As noted in the preceding section, beach access also needs to be improved near Tom Nevers Head.

D. CONCLUSIONS AND RECOMMENDATIONS

1. A long-range plan for improvements at Tom Nevers Field should be developed that retains the family-oriented focus on passive recreation.

2. The Parks and Recreation Commission should continue to limit the number of large events permitted at the Field so that use by the general public is not curtailed and the nearby residents are not disturbed.

3. Removable steps should be installed at Tom Nevers Field to provide safer and easier access to the beach and to avoid further breakdown of the banks by pedestrian traffic.

4. The concrete and rebar debris on the beach and the tires at the defunct go-cart rack should be removed from Tom Nevers Field.
7. Services and Facilities

A. OVERVIEW

The Greater Tom Nevers Area is entirely contained in the Country Overlay District of Nantucket, the purpose of which is to “to discourage development and preserve areas characterized by traditional and historic rural land use patterns.” \(^1\) There is no postal delivery in the area; all residents get their mail at one of the post offices on the island. The main electric, telephone and cable TV service feeds come from Milestone Road down Tom Nevers Road, with these utility lines running above ground on poles. Distribution of these services to properties on either side of Tom Nevers Road is underground—so that, with the exception of Tom Nevers Road, there are no telephone poles in the area. All fresh drinking water in the area comes from individual wells on each property and there are no plans to bring water mains to the area. The sewer system does not serve Tom Nevers and the Comprehensive Wastewater Management Plan said that “Conventional Title 5 septic systems are the recommended long-term wastewater disposal solution for this area.” \(^2\) The Tom Nevers area is not considered a “needs” area with respect to wastewater management planning. With the exception of Tom Nevers Road, all roads in the area are private, and most are abutter’s ways. Tom Nevers Road is paved and maintained by the Town. The roads in Tom Nevers East are paved and maintained by the Property Owners Association of Tom Nevers East, Inc. (P.O.A.T.N.E.). But most of the remainder of the roads in the Greater Tom Nevers Area are unpaved, with maintenance left to the individual residents who live on them.

Tom Nevers East is unique in that the original developer installed paved roads and required buyers to create a property-owners association (P.O.A.T.N.E.) to maintain them. Each deed in Tom Nevers East contains a covenant that requires the owner to belong to the property-owners association and pay annual dues for the maintenance of their roads. This system has worked very well for more than 30 years.

Other sub-neighborhoods in the Tom Nevers Area would like to have a similar system for maintaining their roads, but it has proven difficult, if not impossible, to get all property owners to agree to establish such an association with the attendant deed covenants. What has evolved is a loose confederation of property owners on a given street contributing to the maintenance of that street. Unfortunately, not all owners contribute and other people in the

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\(^1\) Code of the Town of Nantucket, Chapter 139 12(F)2
general area tend to use those roads that are well-maintained, leading to some bad feelings. There are no sidewalks or bicycle paths in the Greater Tom Nevers Area and pedestrians walk on the side of the road.

Fire protection is provided by the Nantucket Fire Department, with stations in Siasconset and mid-Island. Water is brought to a fire scene by truck, with refills obtained from two special wells in Tom Nevers East (which were installed by the property-owners association) and from Tom Nevers Pond, the closest source of large amounts of fresh water. Fire insurance rates are lower in some parts of Tom Nevers East, if those properties are in close proximity to Tom Nevers Pond and the wells that were installed.

B. **FIRE PROTECTION**

Fire protection is a major concern for area residents. There are no fire hydrants in the area, as there is no public water supply. In the event of a fire, the Fire Department has to respond with equipment from the main fire station on Pleasant Street and possibly from ‘Sconset. Tanker trucks must bring water with them and then shuttle back and forth to the nearest water supply to replenish their supply of water. Tom Nevers Pond is the nearest large supply of water to the area and the Fire Department and the Nantucket Conservation Foundation maintain access to the Pond for the fire equipment. In addition, wells have been installed in Tom Nevers East that can be used to re-supply the trucks.

Almost all residents in the Tom Nevers Area pay higher fire insurance premiums because their homes are not located within a specified distance—usually 1,000 feet, of a hydrant or water supply. Two possible plans to provide more water supplies for fire fighting have been discussed. The first is to drill more shallow wells that could be used to provide water to fight fires. These wells must have a sufficient flow of water near the surface because the pumps on the tanker trucks cannot draw up a supply from a deep well. The second possibility is to bury large tanks around the area and fill them with water that could be drawn out by the Fire Department when an emergency occurs. Both options would have to be paid for and maintained by the homeowners in the area.

Clearing of brush and the creation of fire lanes in conservation properties adjacent to homes are other preventative measures that can and should be taken. Some homeowners and landscapers have been known to dump brush and other cuttings adjacent to occupied areas
thereby increasing the fuel supply in the event of a fire. Every effort should be made to prevent this type of dumping.

C. DIRT ROADS

Poor maintenance of dirt roads remains one of the greatest challenges in the area, not only for the residents but also for emergency and delivery vehicles. Some people believe that poorly-maintained roads discourage traffic and slow cars that do travel the road, while others are concerned about emergency vehicle access and the wear-and-tear on their vehicles. There is no clear support among residents living on dirt roads for a Town ordinance requiring maintenance, nor is there general support to form an association to maintain the roads. At best, there are pockets of interest along some roads which can be mobilized periodically to grade or otherwise make-passable individual roads.

D. WATER QUALITY

The Wannacomet Water Company has indicated that their studies have shown there is an ample supply of fresh water in the aquifer beneath the Tom Nevers Area. Although an ample supply of water exists, most wells are shallow wells (50-feet or less) and therefore the threat from contamination from surface sources remains, even though the deeper strata of water remain pure. The residents support three initiatives to protect the purity of our drinking water. First, more than 86% favor the exclusive use of non-contaminating lawn and garden chemicals in the area. Second, 76% support encouraging property owners to have their septic systems pumped out at least once every three years. Finally, a large number of residents support the idea of regularly monitoring the quality of the water at shallow depths beneath our area. The Director of the University of Massachusetts Field Station has agreed to provide technical support for this monitoring effort.

E. OVERHEAD UTILITY LINES

The overhead pole line for all utilities serving the most populated areas in Tom Nevers (excluding Wigwam and Madequecham) runs down the east side of Tom Nevers Road—the same side chosen for the projected paved bicycle path (please see “Section 8 – Circulation”). When that path is constructed, a large number of residents support the idea of placing those utility lines underground and therefore eliminating the remaining telephone poles in the area.
Massachusetts General Law provides that the utility companies involved would pay for all or part of the cost of relocating these facilities under these circumstances.\(^3\)

F. **CONCLUSIONS AND RECOMMENDATIONS**

1. Those portions of the area that have dirt roads will be encouraged to form informal groups to address road maintenance. Communication and education, including the cost of regular grading if done for a large area, will be the prime means of forming these groups.
2. Information about non-contaminating lawn and garden chemicals should be collected and communicated to the area residents and landscapers.
3. Information about the benefits of regular septic pump outs should be gathered and distributed to the property owners.
4. A program to systematically sample and analyze water samples from a number of locations in the area should be instituted.
5. When the bicycle path is constructed, all the utilities along Tom Nevers Road should be placed underground.
6. Additional supplies of water for fire fighting, such as wells or buried storage tanks, should be investigated under the guidance of the Nantucket Fire Department.

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**8. Circulation**

A. **OVERVIEW**

Because the Tom Nevers Area is several miles from Town and the mid-Island retail stores, virtually all trips are made using personal vehicles. Traffic on Tom Nevers Road becomes very heavy during the warm weather months not only from use by residents but also from cars going to the Tom Nevers Field for recreation or events. The intersection of Tom Nevers Road and Milestone Road has become increasingly congested and the NRTA bus stop at that location and the bike path crossing add to the activity at this intersection. The residents generally support improving the intersection to make it safer, but a clear concept for improvement has not yet emerged, nor has the question of funding for such a change.

\(^3\) M.G.L. Ch. 81, Sect 7 G
been addressed. There is support for creating a small park-and-ride lot near the intersection, but there does not appear to be a suitable location that would not create additional traffic problems near the intersection. Noise created by aircraft flying over the area is a constant problem, particularly during the early morning hours. The Tom Nevers neighborhood has consistently registered a significant number of noise complaints with the airport administration, and residents from the area are members of the Noise Advisory Committee that provides advice and recommendations about aircraft noise to the Nantucket Memorial Airport Commission. Aircraft noise is a problem that can never be eliminated, but it can be minimized.

B. AIRCRAFT NOISE
The F.A.A. has complete jurisdiction over the airspace above the island. Its overarching concern is for the safety of aircraft and passengers, not the reduction of aircraft noise. Wind, weather and traffic volumes dictate which runways will be used, how aircraft will approach the runways and which direction planes will fly when they take off. Voluntary noise abatement routes have been established, but adherence to those routes is not always possible or desirable. The most effective action is to first increase resident awareness about airport operations, so that they can differentiate between flights that have no option over which route they take and those that could fly a different, less noisy route.

C. BICYCLE PATH
More than 75% of the residents support building a paved bike path from Milestone Road down Tom Nevers Road to Tom Nevers Field. If built, the path would divert bicycle and pedestrian traffic from a high-speed road with heavy vehicular traffic at certain times of the year—and thereby reduce the risk of a serious or fatal accidents. Such a path has been included in the overall Nantucket plan for bicycle paths and the cost has been estimated. In January, 2007, construction costs for a hard-paved bicycle path were estimated at $250 per linear foot. The entire length of the path would be 11,700 linear feet, yielding a projected total cost, in 2007 dollars, of $2,923,000. This project is currently ranked 21 of 23 projects on the Nantucket Planning and Economic Development Commission’s (NP&EDC) priority list, with lack of funding, the need to acquire easements from property owners and the presence of endangered species in the area as the main factors contributing to the low priority. Long-range plans have construction of the path scheduled between 2026 and 2030. To provide some relief in the interim, an unpaved bike path through the NCF land along the
West side of Tom Nevers West should be considered. Although an unpaved path would not attract as many users as a paved path, it would help to divert some of the pedestrian/bike traffic from Tom Nevers Road and it would allow additional access to the NCF properties. Many residents are not satisfied with the Town’s prioritization of the proposed bike path and would like to see it undertaken sooner than the current plan.

D. **BUS SERVICE**

Many residents would like to see the Nantucket Regional Transit Authority (NRTA) extend its bus line down Tom Nevers Road during the season. This would reduce, for many residents, the near-to-total dependence on cars for travel to Siasconset, mid-Island and Town. It would also reduce the pedestrian traffic along Tom Nevers Road, as people now have to walk to and from the current bus stop at the corner of Milestone Road and Tom Nevers Road.

The Administrator of NRTA has estimated that, in 2007 dollars, it would cost about $123,000 to provide service from mid May through the first week in October from 7 AM to 11:30 PM. and new equipment would have to be added to the fleet. Funding for the new equipment has been requested from the State but it will not be known until later in 2007 whether the request has been approved. Additional obstacles will have to be overcome before a new Tom Nevers route could be established, but service to the area is high on NRTA’s priority list and may be realized within the next few years.

Consideration should also be given to relocating the N.R.T.A. bus stop at the corner of Milestone and Tom Nevers roads to the top of Bean hill, the small hill to the East of the intersection. This would give drivers inbound from ‘Sconset to town greater visibility and permit them to see passengers crossing Milestone road.

E. **PARK-AND- RIDE**

There has been considerable discussion about creating a park-and-ride lot near the intersection of Tom Nevers Road and Milestone Road. Such a lot would enable residents of the area to drive to the NRTA stop (some from more than two miles away) and take public transportation into Town. If walking trails are created in the NCF property, this lot could also serve those who would like to hike in the area. The only land suitable for such a lot is on NCF property on either side of Tom Nevers Road. Unfortunately, access to such a lot from Tom Nevers Road would create an additional hazard of an entrance/exit near the intersection
of Milestone Road. This would increase congestion at the intersection and, depending on the location of the lot, create the potential for an accident near the intersection. If the entire intersection is reconfigured at some point in the future, then creation of a park and ride lot adjacent to the NRTA stop should be considered.

F. CONCLUSIONS AND RECOMMENDATIONS

1. The Greater Tom Nevers Area should continue to supply representatives to the Noise Advisory Committee of the Airport Commission. Every effort should be made to educate people about flight patterns, runway use and weather conditions, so that they can understand when noise abatement routes can be flown.

2. The Town should be urged to move the Tom Nevers bike path up in its priority list. Consideration should be given to undertaking the project in two parts—from Milestone Road to Old Tom Nevers Road…and from Old Tom Nevers Road to Tom Nevers Field. This would spread out the cost of the project, while providing some immediate relief to the pedestrian/bike/vehicle congestion on the upper part of Tom Nevers Road.

3. Every effort should be made to obtain the necessary funds for NRTA to create a route down Tom Nevers Road. Such an expansion is at the top of their priority list; all that is lacking is the necessary State and Town funds.

9. IMPLEMENTATION

OVERVIEW

Implementation of many of the recommendations contained in this Area Plan will depend on the approval and support of a number of private and governmental agencies. In addition, some recommendations will require additional funding, which may involve a separate approval process—for example, approval by Town Meeting. In short, the most
significant obstacle that will hinder the implementation of these recommendations is the response -- "We think that's a great idea, but we don't have the money to do it now." Nevertheless, it is important to move forward with implementation even if the final steps may take many years to complete.

To insure that the Greater Tom Nevers Area Plan is not placed on a shelf and forgotten, the Board of the Tom Nevers Civic Association, Inc. has agreed to coordinate the oversight of the implementation efforts on an ongoing basis. In most cases, small committees will be formed to carry out the implementation steps in each area; and the Association newsletter will be used both to solicit volunteers and to report on progress—as well as to provide ongoing information to Tom Nevers Area residents on how they can personally contribute to the Plan’s successful accomplishment (e.g. – the use of non-contaminating lawn chemicals, fire safety, zoning compliance, etc.).

The following sections detail the initial action steps to be taken to implement the key “Recommendations”—as reported in the “Conclusions and Recommendations” at the end of each of the preceding Plan Sections. (While not included here because of their far broader and more generalized application, the “Conclusions”—as reported in the above “Conclusions and Recommendations” sections—will guide ongoing decisions, policies and priorities at the local area level.)

1. **GOALS AND OBJECTIVES**

   "Heavy and ongoing emphasis should be given to protecting and preserving those elements that residents consider to be the area’s principal assets—it open vistas...peace, quiet and privacy...and its country setting”

   **Action Step**—
   - Evaluate all current and planned initiatives impacting the Greater Tom Nevers Area against the above criteria and provide or withhold support accordingly.
2. **LAND USE**

**Paper Roads** - “Existing paper roads should be reviewed as part of a comprehensive planning process and those that have a clear public benefit, such as providing access to the beaches or providing for fire protection, should be retained.”

**Action Step—**

- Approach the Town Roads and Right-of-Way Committee [current Chairperson is Allen Reinhard] to determine how best to include the Tom Nevers effort in the Nantucket Town and County Right-of-Way Improvement Plan. Volunteer the Tom Nevers Area as a testing ground for the Town and County Plan.

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3. **HOUSING**

**Secondary Dwellings** - “There is support to limit the development of secondary dwellings through the use of financial incentives.”

**Action Steps—**

- Explore the concept of restricting secondary development rights on a voluntary basis through the use of a covenant with various conservation agencies, consistent with the 2006 ballot initiative, and determine the process to value such a “gifted” covenant.
- Gather relevant Internal Revenue Service information about deducting the value of development rights and share the information with other interested neighborhoods.

**Zoning Enforcement** - “While the Town does have a mechanism to enforce the zoning bylaws, this process is not well-understood by most residents.”

**Action Steps—**

- Discuss the Tom Nevers perception of the problem with responsible Town employees to see what suggestions they have.
- Investigate establishing a local “clearing house” to report and track reported zoning violations.
4. **ECONOMIC DEVELOPMENT**

**Home-Based Businesses** - “A set of guidelines (should) be developed and published, which define in practical form some of the regulations and standards contained in existing Town bylaws.”

**Action Steps**—
- Draft guidelines that include the following home-based businesses: camps, day care centers, cooking or food smoking operations, landscaping, and construction.
- Meet with the responsible Town employees to obtain their input and recommendations.
- Communicate these guidelines and recommendations to Tom Nevers property-owners through the TNCA newsletter.
- Review existing Town bylaws to determine if, when a special zoning variance is granted for a business, that variance expires when the business is closed. If the existing bylaw is unclear, prepare an article for a future Town meeting to have the variance expire either when the business is closed or the property is sold.

5. **NATURAL AND CULTURAL RESOURCES**

**NCF Properties** - “The NCF should be encouraged to develop a plan for its properties in the Tom Nevers area that includes the clearing of walking paths, horse trails and bicycle paths.”

**Action Step**—
- Meet with Nantucket Conservation Foundation executives to discuss the Area Plan in general and the following recommendations in particular—clearing of walking paths, horse trails and unpaved bicycle paths; creation of limited unpaved parking areas; a program of brush cutting and controlled burns to reduce invasive species, reestablish sand plains grasslands and reduce fire hazards.
**Land Bank Properties** - “The Land Bank should be encouraged to establish a walking path from Tom Nevers Head to the beach for the use of local residents.”

**Action Step—**
- Meet with the Land Bank executives to discuss the Area Plan and this recommendation.

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6. **OPEN SPACE AND RECREATION**

**Tom Nevers Field** - “A long-range plan for improvements at Tom Nevers Field should be developed that retains the family-oriented focus on passive recreation. In addition, the number of large events permitted at the Field should be limited; removable steps should be installed for easier access to the beach; and the concrete and rebar debris on the beach and the tires should be removed.”

**Action Steps—**
- Meet with the Director of Parks and Recreation and the Parks and Recreation Commission to discuss the Area Plan and its recommendations.
- Present the updated version of the TNCA Position Paper on the Use of Tom Nevers Field (Appendix VIII) to the Parks and Recreation Commission for their consideration.

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7. **SERVICES AND FACILITIES**

**Maintenance of Dirt Roads** – “Those portions of the area that have dirt roads will be encouraged to form informal groups to address road maintenance.”

**Action Steps—**
- Contact island contractors to obtain rough estimates to grade the Tom Nevers West roads.
- Publish the contractor’s information in the TNCA newsletter to facilitate the formation of local committees to deal with road maintenance.
**Groundwater Protection** - “Information about non-contaminating lawn and garden chemicals and about the benefits of regular septic system pump outs should be collected and distributed to property owners.”

**Action Steps**—

- Collect the information related to groundwater protection and provide it to property owners through the TNCA newsletter.
- Contact the Nantucket Landscapers association and request that they provide similar information and recommendations to their customers in the Tom Nevers Area.

**Water Testing** - “A program to systematically sample and analyze water samples from a number of locations in the area should be instituted.”

**Action Steps**—

- Contact the University of Massachusetts field station to develop a detailed plan for testing water quality in the Greater Tom Nevers Area and coordinate this plan with the appropriate Town agencies.
- Solicit volunteers to participate in the plan and to collect and process the samples.
- Publicize the results of the sampling efforts regularly in the TNCA newsletter.

**Fire Protection (Water Supply)** - “Additional supplies of water for fire fighting, such as wells or buried storage tanks, should be investigated under the guidance of the Nantucket Fire Department.”

**Action Steps**—

- Contact the Fire Department and request that they review the existing sources of water for fire protection and recommend additional supplies, where needed, in the Greater Tom Nevers Area.
- Solicit volunteers in each local area to publicize the recommendations from the Fire Department, examine possible sources of funding, and implement those recommendations for which funding is available.
8. CIRCULATION

**Aircraft Noise** - “The Greater Tom Nevers Area should continue to supply representatives to the Noise Advisory Committee of the Airport Commission.”

**Action Steps—**
- Publish information frequently in the newsletter about how to report aircraft noise complaints, the weather and traffic conditions that affect traffic patterns, and trends in compliance with the voluntary noise abatement routes.
- Encourage residents to attend Noise Advisory Committee meetings and Airport Commission meetings.

**Bicycle Path** - “The Town should be urged to move the Tom Nevers bike path up in its priority list.”

**Action Steps—**
- Formally request that the Town move up the Tom Nevers Road bicycle path on its priority list and that construction be divided into two phases — Milestone Road to Old Tom Nevers Road, and Old Tom Nevers Road to Tom Nevers Field.
- Request that the overhead utility lines along the East side of Tom Nevers Road be placed underground as part of the bicycle path project.

**NRTA Bus Route** - “Every effort should be made to obtain the necessary funds for NRTA to create a route down Tom Nevers Road.”

**Action Step—**
- Formally request that a bus route down Tom Nevers Road be established as soon as funds are available.
Appendices

I. Map of the Greater Tom Nevers Area

II. Work Group Members

III. Focus Group Sessions

IV. Property-Owner Survey & Report

V. Tom Nevers Civic Association Summer 2006 Newsletter

VI. Tom Nevers Civic Association Winter 2007 Newsletter

VII. Tom Nevers Civic Association Summer 2007 Newsletter

VIII. Guidelines for Events at Tom Nevers Field
Appendix I --

Map of the Greater Tom Nevers Area
Appendix II --

Work Group Members
# Greater Tom Nevers Area Plan Work Group

<table>
<thead>
<tr>
<th>Name</th>
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## Supporting Players

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<td>“</td>
<td>228-7238</td>
<td><a href="mailto:mburns@nantucket-ma.gov">mburns@nantucket-ma.gov</a></td>
</tr>
<tr>
<td>Jack Warner</td>
<td>4 Longwood</td>
<td>257-9878</td>
<td><a href="mailto:jawarner@optonline.net">jawarner@optonline.net</a></td>
</tr>
</tbody>
</table>
Appendix III --

Focus Group Sessions
Greater Tom Nevers Area Plan
Focus Group Sessions
August 25<sup>th</sup> – 31<sup>st</sup>, 2006

As a step in the development of the Greater Tom Nevers Area Plan, a series of focus group sessions were held with area residents in late August 2006. These sessions…which averaged about 90-minutes in duration…focused on seven of the basic elements that will be included in the final Area Plan. This document summarizes some of the key findings from these focus group sessions, and tape recordings of the full sessions are available for more in-depth study. Additional focus group sessions are planned for September and their findings will be added to this document, once they are completed.

About the Participants -- Residents from across the entire Greater Tom Nevers Area were invited to participate in the session(s) of their choice. All those who volunteered were scheduled for participation and were sent email or phone reminders of the date, time and location. Last minute conflicts prevented a number of residents from attending. But in all, there were 40 participants in the 8 focus group sessions that were held. The tables below list the participants.

Focus Group Sessions held to date –

<table>
<thead>
<tr>
<th>Session #1 – Topic: Housing / August 25&lt;sup&gt;th&lt;/sup&gt;…9:00AM</th>
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<tbody>
<tr>
<td>Participant</td>
</tr>
<tr>
<td>Chris Maury</td>
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<td>Ron Fesco</td>
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<tr>
<td>Jack McFarland</td>
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<tr>
<td>Beth Maury</td>
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<td>José Trillos</td>
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<tr>
<th>Session #2 – Topic: Circulation / August 25&lt;sup&gt;th&lt;/sup&gt;…4:00PM</th>
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<tbody>
<tr>
<td>Participant</td>
</tr>
<tr>
<td>Ron Fesco</td>
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<tr>
<td>Brenda Davis</td>
</tr>
<tr>
<td>Anne Warner</td>
</tr>
<tr>
<td>Connie Johnson</td>
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<tr>
<td>Dauna Coffin</td>
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<tr>
<td>Claire Seaquist</td>
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<tr>
<th>Session #3 – Topic: Open Space/Recreation / August 29&lt;sup&gt;th&lt;/sup&gt;…9:00AM</th>
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<tbody>
<tr>
<td>Participant</td>
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<tr>
<td>Ron Fesco</td>
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<tr>
<td>Pam Bartlett</td>
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<tr>
<td>Gretchen Cooney</td>
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<tr>
<td>Neville Richen</td>
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<tr>
<td>Lucas Fischer</td>
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**Session #4**  – Topic: Economic Development  / August 30\(^{th}\)…5:00PM

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<thead>
<tr>
<th>Participant</th>
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<tbody>
<tr>
<td>Edith Berthen</td>
<td>9 Sandpiper Way</td>
</tr>
<tr>
<td>Bob Pearson</td>
<td>14 Flintlock Road</td>
</tr>
<tr>
<td>Pam Bartlett</td>
<td>15 Arlington Street</td>
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</table>

**Session #5** – Topic: Land Use  / August 30\(^{th}\)...9:00AM

<table>
<thead>
<tr>
<th>Participant</th>
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<tbody>
<tr>
<td>Dix Shevalier</td>
<td>21 Chuck Hollow Road</td>
</tr>
<tr>
<td>Joe Paul</td>
<td>4 Dartmouth Street</td>
</tr>
<tr>
<td>Ron Fesco</td>
<td>17 Ipswich Street</td>
</tr>
<tr>
<td>Pam Bartlett</td>
<td>15 Arlington Street</td>
</tr>
<tr>
<td>Marlys Horodyski</td>
<td>13 Wood Hollow Road</td>
</tr>
<tr>
<td>Joe Horodyski</td>
<td>13 Wood Hollow Road</td>
</tr>
<tr>
<td>Jeff Lockhart</td>
<td>24 Lyons Lane</td>
</tr>
<tr>
<td>Donna Lockhart</td>
<td>24 Lyons Lane</td>
</tr>
<tr>
<td>Carl Palitti</td>
<td>21 Lyons Lane</td>
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**Session #6** – Topic: Services & Facilities / August 30\(^{th}\)...4:00PM

<table>
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<th>Participant</th>
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<td>Edith Berthen</td>
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<tr>
<td>Bob Pearson</td>
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<td>Pam Bartlett</td>
<td>15 Arlington Street</td>
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**Session #7** – Topic: Natural & Cultural Resources / August 31... 9AM

<table>
<thead>
<tr>
<th>Participant</th>
<th>Address</th>
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<tbody>
<tr>
<td>Lucas Fischer</td>
<td>101 Tom Nevers Road</td>
</tr>
<tr>
<td>Pam Bartlett</td>
<td>15 Arlington Street</td>
</tr>
<tr>
<td>Tom Albani</td>
<td>39 Wanoma way</td>
</tr>
<tr>
<td>Anne Kaminsky</td>
<td>18 Lyons Lane</td>
</tr>
<tr>
<td>Liz Trillos</td>
<td>8 Parson Lane</td>
</tr>
</tbody>
</table>

**Session #8** – Topic: Land Use / August 31st…4:00PM

<table>
<thead>
<tr>
<th>Participant</th>
<th>Address</th>
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<tbody>
<tr>
<td>Dix Shevalier</td>
<td>21 Chuck Hollow Road</td>
</tr>
<tr>
<td>Anne Shevalier</td>
<td>21 Chuck Hollow Road</td>
</tr>
<tr>
<td>Anne Warner</td>
<td>4 Longwood Drive</td>
</tr>
<tr>
<td>Ron Fesco</td>
<td>17 Ipswich Street</td>
</tr>
<tr>
<td>Lucas Fischer</td>
<td>101 Tom Nevers Road</td>
</tr>
<tr>
<td>Ann Fischer</td>
<td>101 Tom Nevers Road</td>
</tr>
<tr>
<td>Liz Trillos</td>
<td>8 Parson Lane</td>
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</tbody>
</table>

* Originally scheduled for August 29\(^{th}\) at 3:30PM, but due to participant “no-shows” it was combined with Session # 6 on August 30th.

**Focus Group Leaders –**
Jack Warner-Facilitator / Dual Macintyre-Secretary / Kate Damsgaard-Work Group Observer
Focus Group Findings

Overall Observations—

While the individual Focus Group Sessions covered a range of different topics, there were a number of recurring themes expressed by most all of the participants. These represented such a consensus point-of-view that they are reported here, rather than simply being repeated again and again under the summary reports for each of the individual sessions.

1. **Tom Nevers residents truly love the Greater Tom Nevers Area as it exists today**—
The open vistas, peace and quiet, privacy, country setting, and friendly neighbors are the reasons they came to Tom Nevers and the reasons they want to stay.

2. **They believe strongly that the Tom Nevers Area is on an economic upswing**—
They see Tom Nevers as “at last being discovered”, and that its lingering “second class image” is increasingly behind us. They see a trend to higher property values and larger and better maintained homes.

3. **They anticipate continued growth in the Area…but they want that growth managed in a way that respects the general character of the existing neighborhood**—
They expect close to full build out over the course of the next decade…but fear that without proactive growth management, the “fast money crowd” will attempt to exploit the still favorable property values in Tom Nevers, to the detriment of the Area’s bright future.

4. **They see “Tom Nevers West” at a possible cross-roads…with a priority need for its own “property owners association” to help its residents more effectively cope with a number of current and potential problems**—
Property owners…both in “Tom Nevers West” and elsewhere in Tom Nevers…agree that some new organizational mechanism is needed to help this area turn-around such local problems as—badly maintained roads, negligent absentee landlords, building and zoning code violators, and commercial businesses operating out of residential properties.

5. **They are very enthusiastic about possible enhancements to the NCF’s vast conservation land holdings in the Area**—
The addition of walking trails and horse trails throughout the NCF property, the restoration of the “sand plain grasslands” areas through selective cutting and controlled burning, greater access to the newly-acquired Mellon property and other interior areas…all were unanimously endorsed.

6. **They see Tom Nevers Field as an important community asset that deserves better long-term planning**—
While many improvements have been made, current leasing and budgeting practices by the Town appear to stand as obstacles to comprehensive master planning and more effective management of this important community resource.
7. They have major concerns about car, bike and pedestrian safety on Tom Nevers Road…believe that a bike path extending to Tom Nevers Field deserves priority attention…and call for enhanced bus service for Tom Nevers—Tom Nevers is now a large residential area with more than 525 residences…many of which are owned by year-round working families with children. As such—car, bike and walking safety is a major concern. Aggravating the problem, the Area will remain almost totally car dependent, until bike and bus improvements are made,

8. They are committed to adding more “affordable housing” throughout the Tom Nevers Area…especially for middle class working families and those in essential services—The Tom Nevers Area has made a good start in building affordable housing and its residents want to do more…with a strong preference that these be single family homes spread throughout the area, rather than being concentrated in just one or two locations.

# # #

Highlight reports for each of the eight Focus Group sessions conducted in August 2006 appear on the pages that follow.

# # #

The Appendix contains the Discussion Guides that were used in conducting the eight Focus Group sessions.
Expected Housing Growth in next 5 to 10 years –

- Most of the empty lots will be built out.
- Secondary dwellings will increase heavily because of their potential to…provide extra income, provide homes for children, provide affordable housing, provide a means for new owners to “move up”, and just to protect against future loss of the privilege through by-law changes.
- Depletion of buildable lots will lead to most everything being built upon.

How much growth is ideal?

- A balanced “managed growth”
- The island’s economy will not adjust to no growth because construction is such a mainstay of the island’s economic base.

What kind of growth do you expect?

- Depends on the location— the waterfront area will be big…other areas more moderate.
- Rising land prices will drive larger homes…but don’t see McMansions because of ground cover limitations.
- Economic factors will drive up the cost of entry.
- Nantucket is loosing its middle class…more wealthy and more low wage workers…with a shrinking middle class.
- More Tom Nevers properties will be bought up, houses enlarged, second dwellings added.

Thoughts on other Tom Nevers areas (other than your own) –

- Overall, trending upward.
- In TN West, business owners buying up properties for employee housing.
- Down-zoning in TN West would result in a lot more low end properties being built there.

Diversity of housing in Tom Nevers –

- Like it.
Affordable Housing –

- Currently have at least 7 “affordable housing” single family homes in Tom Nevers…plus the 17-acre affordable housing set-aside next to Tom Nevers Field. (Under State guidelines, our “fair share” goal is 20 units.)
- Current Affordable Housing initiatives on the island use family income as the sole measure of eligibility. No provision is made for critical industries or skills (police, fire, EMS, nurses, teachers, etc.)
- A Public/Private co-operative effort is needed to build affordable housing for critical skill families. (e.g. - the units built for school staff, across from NHS. This should be explored.)
- Home ownership should be our goal…rentals provide no pride of ownership…but…
- Provide incentive program for renting secondary dwellings to critical skills individuals…possibly receiving credit for a charitable contribution to the hospital, etc.

Setting Housing Standards –

- Need mechanism to keep roads and properties better maintained…homeowners association in TN West.
- Aspen, San Jose and other places have regulation models that we should look into.
Tom Nevers Area Plan – Focus Group #2 –

Friday 8/25/2006  4:00pm

FOCUS: “CIRCULATION—Mapping the transportation needs of our area…in terms of new and improved access roads, bike paths, walking trails, enhanced bus service and parking areas. Also, exploring new ways to better maintain our private ways.”

Should we add other access roads off Milestone Road?

- Russell’s Way…No…would become a drag strip
- More access would prompt more traffic
- Like privacy on our beaches.

Do we need more internal connector roads?

- What we have now is fine.
- Surrey is used as a cut-through, which is fine and should not be paved.
- Can we use ACKmap to document paper roads?

Problems with current roadways --

- Intersection of Tom Nevers & Milestone Roads is dangerous…need to do something.
- Many avoid that intersection by looping around to use Chuck Hollow as their main exit/entry point.
- Strong approval of the idea to have a parking area on NCF land at the junction of Tom Nevers & Milestone Roads. Would also provide Park-n-Ride potential re NRTA.
- Like idea of a “circle” for NRTA…through NCF land and adjacent to TN West.
- Tom Nevers Road is very dangerous for TN West residents. Brush along road obstructs visual sighting of traffic. For proper safety, it would have to be cut back to provide at least an 8-foot wide verge.
- Some of the dirt roads in TN West are at times impassible. Some standards need to be established. (One resident has their section of road re-graded 2-to-3 times a year, at a cost of $180-$200 per re-grading. Believes that most people would support some kind of organization to maintain the roads.)
- Problem is that renters and other non-owners (1/3 of total) won’t participate.

Bike path—

- Very important for the safety of residents and their children on Tom Nevers Road.
- If along Tom Nevers Road, it should be on the East side of the road (too many streets entering on the West side) and should be of the paved separate path type now along Milestone Road.
- If a Tom Nevers Road bike path has to be deferred until well in the future due to budgetary reasons, perhaps a dirt bike path can be constructed along the edge of conservation land bordering the west and south edges of Tom Nevers East…then turning south to the shore.
Enhanced NRTA Service—

- The current schedule mainly serves tourists, not residents. For many workers, it doesn’t start early enough or run late enough to be a practical alternative to commuting by car.
- Once an hour to Tom Nevers isn’t adequate…twice an hour would be.
- A park-n-ride stop at Tom Nevers Road …with parking spaces and bike racks… would result in a significant increase in NRTA usage by Tom Nevers residents.
- Better yet would be a NRTA loop inside Tom Nevers, but most recognize that this may be well into the future based on budgetary constraints.

Walking trails and better access to nature –

- Residents would welcome more walking trails in the area.
- Also like the idea of cutting back some of the scrub oak on conservation land…a la the Serengeti.
- Would like better access to Tom Nevers Pond…too overgrown. Who owns what?
- Maintenance of walking trails important…need standards.

#          #          #
Tom Nevers Area Plan – Focus Group #3 –

Tuesday 8/29/2006  9:00am

**FOCUS:** “OPEN SPACE & RECREATION”— Enhancing the potential of Tom Nevers Field… Pebble Beach and Madequecham Beach…and other areas in our neighborhood, as community resources; public events at Tom Nevers Field”

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**Tom Nevers Field as a community resource** –

- Very important and widely used.
- Past improvements are appreciated…but still more are needed.
- Old tires, concrete wreckage and derelict wires on the beach should be removed.
- Abandoned roller hockey rink should be removed.
- Still needed—tennis courts, more benches and pocket parks, picnic facilities, a pavilion for group functions, trash cans, designated parking areas, etc.
- Add signage at entrance.

**A Master Plan for Tom Nevers Field is needed** –

- Currently, Tom Nevers Field is owned by the Town and leased to the Parks & Rec department for day-to-day operations and management.
- All revenues generated by Tom Nevers Field from special events now go directly into the Town’s general revenue. There is no longer-term plan for Tom Nevers Field’s development…and no capital improvement budget.
- Improvements today come largely from organizations proposing and funding specific installations that their members want. This results in hit or miss improvements and hodge-podge development. And when an organization no longer wants an installation, it becomes derelict…with no set-aside funds to remove it.
- The Town needs to rethink its financial management of Tom Nevers Field. At the very least, revenues generated by Tom Nevers Field should be used to fund maintenance and improvements to Tom Nevers Field. (A revolving account.)
- Perhaps ownership of Tom Nevers Field should be shifted to Park & Rec. But either way, a Master Plan…with budgets…needs to be developed. Tom Nevers Field is too important an asset to leave adrift.
- Possibly rethink the facility’s official name, based on its mission statement…(e.g.-“Tom Nevers Field” vs. “Tom Nevers Park”)
- Add signage to entrance.

**Pebble Beach** –

- Very popular with residents.
- May need public/private partnership to improve it.
- Better beach access is needed…difficult for older folks.
- If not stairs, perhaps a Bobcat-cut dog-leg access ramp would help.
**Madequecham Beach** –

- Extremely popular.
- Add picnic tables and trash cans.

**Other Tom Nevers Beaches** –

- Clarify ownership of our various beach areas (NCF, Land Bank, Town, private property, etc.) Create a dialog with public sector owners to understand their plans.
- Identify paper roads that provide beach access…along with their current ownership/use status. Resolve the issue through either re-establishing some as public rights-of-way…or selling to abutters.
- Goal should be to have continued access in perpetuity.
- Investigate recently blocked access points…east end of Wanoma Way connecting to Low Beach Road, Dorset Road access to beach, etc.

**Other Recreational Areas** –

- Shooting range, motorcycle track…Town needs to step in and police the area.
- Establish a better ongoing dialog with the Town, NCF, Land Bank, etc. to understand their problems and priorities…and to make them more aware of our needs and preferences.

**Special Events at Tom Nevers Field** –

- Current use level is about right.
- TNCA has excellent working relationship with Parks & Rec.
- Current TNCA position paper re Tom Nevers Field special events is on-target.
Tom Nevers Area Plan – Focus Group #4 –

Wednesday 8/30/2006  5:00pm

**FOCUS:** “ECONOMIC DEVELOPMENT—Keeping our neighborhood strictly residential and fully non-commercial, while remaining friendly to small home-based businesses.”

Possible zoning set-aside for a community center with limited commercial operations (e.g.- coffee shop, convenience store, etc.) –

- No desire for this.
- Would like a limited set-aside for future post office boxes.

Home-based businesses –

- We encourage them as long as they don’t disturb the neighborhood…with disruptions to the peace, beauty and tranquility we all prize. (Obvious disruptions include noise, odors, extra traffic, and visual “eye-pollution” from equipment, supplies and inventory…among other factors.)
- Need clear guidelines as to what is and isn’t allowed under current zoning regs.
- Many abuses seem to exist…especially in TN West (a commercial fish smoking operation, a day care center, a marine storage and repair business, a massage business, etc.)
- Enforcement is a major problem.
- An area-wide wireless service would enhance home-based businesses.

Home-based businesses with heavy equipment and supplies –

- Need guidelines as to when a home based business becomes a commercial business.
- Need guidelines on how to enforce the regs.
- If heavy equipment and/or supplies are stored on the property long-term, the use of a shed, garage or barn to conceal them should be required. Quonset huts and other make-shift structures should not be allowed.
- When special zoning variances are granted to permit a semi-commercial home business (e.g.- a baking business on Chuck Hollow Road)…a covenant should be established that requires the owner to restore the property to non-commercial status if the business is closed.
Tom Nevers Area Plan – Focus Group #5 –

Wednesday 8/30/2006  9:00am

**FOCUS:** “LAND USE—Preserving what we like, changing what we don’t like…in terms of open land, building density, zoning.”

Should our Area Plan recommend any zoning changes in Tom Nevers?

**Consensus view** –

- Down-zoning in Tom Nevers West could be either a positive force or a negative force…both for TN West and for the Area as a whole. As such, any down-zoning initiative should be considered only after a series of special covenants are established for TN West to assure its positive development.
- Without these covenants, down-zoning could thrust TN West into an accelerating downward spiral…with lower cost building lots attracting “fast money” developers and significantly increasing the number of properties owned by businesses for use as transient employee housing. This increases the number of absentee landlords and reverses the area’s trend as a neighborhood of working families with children.
- With covenants established, the area could become even more conducive as a home to year-round working families with children…enriching TN West and Tom Nevers as a whole.
- The entire group became very excited about the potential of re-imaging Tom Nevers West as a village (or settlement) within the Greater Tom Nevers Area. This does not imply any type of commercial area, but does suggest a close-knit community with its own property owners association and locally agreed upon improvements.
- With its own property owners association, Tom Nevers West could find a solution to its current and growing problems…poorly maintained roads, building and zoning code violations, slum landlords, etc.

**Specific comments from the panel about zoning** –

- Keep the whole area LUG-3. We’re a countryside area. Down-zoning would increase density and create sewer and water problems.
- Smaller lots would allow more big homes. A 1-acre lot would allow a 3-bedroom house plus a 1-bedroom cottage. If you take away the cottage, then you could build a bigger home. Smaller lots don’t mean smaller homes.
- If down-zoning were to occur, the minimum lot size should be 1.5-acres.
- Leave the whole area LUG-3. Down-zoning, if allowed to go through in any one part of our area, would open the door to a rush of down-zoning elsewhere. It’s a very slippery slope.
- We came here for peace and quiet and we all knew it was 3-acre zoning for new properties. Don’t change that.
We currently have different size spaces for the different needs of various families. That has worked well.
Some smaller lots were grandfathered in; don’t change things after the fact.

Keep LUG-3 to maintain our vistas and country-like setting.
I’m for change…we need to provide more housing for middle income families. We need “managed growth” to provide more opportunities for the middle class.
I’m in favor of zoning changes as long as other restrictions are in place. Maybe we should have a design review board to improve the quality of our neighborhood. I agree with town and country planning. Maybe there should be a third category…”village”… between town and country. If every lot in TN West was 3-acres, I wouldn’t propose a change. It’s a mixed-size neighborhood now, with a different character from the rest of Tom Nevers.
I’d like to see more affordable housing…that is, smaller, lower cost places that small families and older folks can live in.
Second dwellings are opportunities for lowering the cost of housing. You get income to help pay the mortgage and can keep an eye on your property to make sure it’s used properly.
Let’s worry about zoning after we fix our other problems in TN West.

Specific comments from panel about problems in Tom Nevers west that need fixing –

- We have little control over our neighborhood. There is no pressure from the Town to follow the code. We have Quonset huts, slum landlords who trash their properties, etc. We need standards to have a tolerable “village.” We need affordable housing in TN West. I’m open to changes in zoning if the Town enforced all the codes. And if we had our own codes re road maintenance, etc.

Affordable Housing –

- Should be integrated into the neighborhoods, not segregated or concentrated into one area.
- Should be home ownership.
FOCUS: “SERVICES & FACILITIES”—Assuring that our private septic systems and potable water wells provide the highest standards of health & safety and that we have the necessary resources for fire safety; postal delivery.”

Water quality –

- A real concern longer-term.
- We should have a professional outside firm assess the data on the aquifer underlying the Tom Nevers Area, our current and future state of development…and make recommendations.
- We should have an ongoing program to measure and monitor the water quality at key spots across our entire area…and sponsor a program of private well testing by homeowners.
- We should sponsor an effort to have landscapers and homeowners in our area use only “safe” lawn and garden products.

Wastewater –

- A real concern longer-term.
- We should have a professional assess the septic system situation the Tom Nevers Area…and make recommendations for the future.
- We should sponsor an educational program for homeowners on the proper use and maintenance of their septic systems…and their options for the future.

Fire Safety –

- Of general, but not overwhelming concern.
- Discussed locations of fire hydrants and other water sources for FD pumpers.
- Discussed potential problem of fireworks.

Post Office Local Delivery –

- Not a priority concern.
Tom Nevers Area Plan – Focus Group #7 –

Thursday 8/31/2006  9:00am

**FOCUS:** “NATURAL & CULTURAL RESOURCES”—Protecting and managing our vast conservation lands and more than 5 miles of beaches.”

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Conservation Land –

- A wonderful asset. We should work closely with the NCF to understand their plans and to share our ideas.
- Add walking trails, do some burning and clearing.
- Conduct more walking tours in throughout our Area.
- NCF needs to pay more attention to beach access.
- Consider adding unpaved biking trails too.
- Add small parking areas off New South Road and at the start of new walking trails (a la Sanford Farms/Ram Pasture.)
- Swap Housing Authority land near Tom Nevers Field with the NCF for a nicely maintained dirt road (and bike path) from Milestone Road into the TN interior (possibly cut through conservation land to Norwood and on to Lancashire and then south to the beach.)
- Tom Nevers Pond area needs clearing for recreational use…plus need to restore walking access to Low Beach.

Our Beaches –

- Widely used by residents.
- Would be nice to have greater access to all our beaches.
- Determine beach ownerships by various organizations…and assess their beach care and maintenance policies. Ongoing co-ordination might be desirable.
- Inventory paper roads that lead to our beaches and recommend their disposition…purchase by abutters to add to the tax rolls…or use for public beach access. While we’re at it, inventory all public rights-of-way and paper roads across our entire Area and recommend their disposition.

Deer Hunting –

- Strong support for deer hunting on conservation land.

#  #  #
Tom Nevers Area Plan – Focus Group #8 –

Thursday 8/31/2006  4:00pm
(Note: This is our second Focus Group” session on the “Land Use” topic, with a different panel. The first session was # 5, held on 8/30 at 9:00AM.

FOCUS: “LAND USE—Preserving what we like, changing what we don’t like…in terms of open land, building density, zoning.”

Should our Area Plan recommend any zoning changes in Tom Nevers?

Consensus view –

- No. Would prompt too many problems.
- Should be considered only if other positive changes in Tom Nevers West were made first.
- Receptive to “village” concept for TN West.
- Up-zoning elsewhere not practical or desired.

Specific comments –

- Road problems in TN West argue against down-zoning.
- Once you down-zone in one place, it opens up a real danger in adjacent areas.
- We’re a country area now; don’t change the character of our neighborhood.
- If down-zoning occurs, lots should be a minimum of 2-acres.
- Roads in TN West are terrible. More cars a risk to children.
- No change in zoning, period.
- I’m opposed to any down-zoning.
- Would increase the number of cars on Tom Nevers Road and at the Chuck Hollow entrance.
- Too much density if new lots were smaller than 2-acres.
- We’re losing our middle class on the island. Families need a place to move up to after their starter home. Down-zoning in TN West would give them an attractive option. But the danger is that the fast-buck crowd would try to exploit that change for short term gain. As such, any zoning change should be coupled with other creative initiatives and good planning to assure that we upgrade, not downgrade, the area. By the way, LUG-1 is still allowed in a countryside zone.
- We have a country feeling. Increased density would detract from it.

Affordable Housing –

- We should continue to add it.
- Private housing preferred over rentals.
- Should be spread across all of Tom Nevers, not concentrated in just one or two areas.
Appendix

This Appendix contains the Discussion Guides that were used in conducting the eight Focus Group sessions summarized in this report.
Tom Nevers Area Plan – Focus Group #1 –

Friday 8/25/2006 9:00am

FOCUS: “HOUSING—Existing and Forecasted Housing Needs. / Affordable Housing Plans.”
(Setting preservation, improvement and development standards to fulfill the needs of all our property owners…be they year-round or seasonal…young working families or retirees…high income or low.)

Session Outline—

A. Preliminaries…

1. Getting acquainted … who you are, where you live in TN, how long?
2. Worksheet… (distribute sheet) … (Loves/Concerns/Hopes?)

B. Current State of Development…

3. Future Growth…
   We now have about 520 developed properties in the Greater Tom Nevers Area…etc.
   ■ How much growth do you expect? (5-10 years)
     How much growth do you consider ideal?
   ■ What kind of growth do you expect? (Where, size, density, etc.)
     What kind of growth do you consider ideal?
   ■ If you were king…what would you do to see that your ideal is achieved?

4. Your Immediate TN Neighborhood…
   What are your thoughts on the current state of development in that section of Tom Nevers where you live?

5. Other TN Neighborhoods…
   Going beyond your own TN section, what are your thoughts on the current state of development in other parts of the Greater Tom Nevers Area?
C. **Type of Housing…**

6. **Housing…**
Currently, we have a pretty fair range of house sizes and types (from modest vacation cottages…to year-round family homes…to grand oceanfront summer homes)

- How do you feel about that diversity?
  Where do you see it heading? (5-10 years)
  What kind of diversity would you consider ideal?

- If you were king, what would you do to see that your ideal was achieved?

D. **Affordable Housing…**

7. Do you think we should have more or less affordable housing in the Greater Tom Nevers Area? (Probe)

8. What kind of affordable housing should it be…private homes, rental homes, apartments? (Probe)

9. Where should it be located? (Probe)

E. **Setting Standards…**
We have a number of rules & regs here in Nantucket that we all live by (HDC, Bldg. Dept., ground cover, setbacks, septic, etc.). But like any neighborhood, we have a few properties that are neglected by their owners…and gone to seed. And we have a few other properties that are seemingly not in compliance with the HDC and building regs. And we have a few other properties where things are just unsightly…with vehicles, trailers, building products, etc. left around for long periods of time.

10. Do you see this as a problem? Is it a problem we can do something about? And if so, what? (Probe)
F. Other Areas…

11. Do you see any other issues about “Housing” that we should focus on today? If so, what are they? (Probe)

G. Thanks for coming, etc…..

#   #   #
Tom Nevers Area Plan – Focus Group #2 –

Friday 8/25/2006  4:00pm

**FOCUS:**  “CIRCULATION—Mapping the transportation needs of our area…in terms of new and improved access roads, bike paths, walking trails, enhanced bus service and parking areas. Also, exploring new ways to better maintain our private ways.”

**Session Outline—**

A. **Preliminaries…**
   - Getting acquainted … who you are, where you live in TN, how long?
   - Worksheet… (distribute sheet) … (Loves/Concerns/Hopes?)

B. **Current Road System…**
   We’re connected to the outside world by a single State Road (Milestone Road)...a single Town Road (Tom Nevers Road)...a paved private road (Chuck Hollow Road)...and a few lesser used partially dirt roads (Russell’s Way and Madequecham Valley Road.)

1. Is this access to Milestone Road adequate to meet our current and future needs? (Probe)
   - Should we consider adding other Tom Nevers access roads?
     Where? Type? Why? (Probe)

C. **Interior Road System Improvements…**
   Our principal internal connector roads are Tom Nevers Road…and the paved private roads in Tom Nevers East.

2. Are these internal connector roads adequate to meet our current and future needs?
   - Should we consider any improvements and/or additions?
     What kind? Where? Why? (Probe…especially re road around TN Field)

D. **Private & Unimproved Roads…**
   Many of the roads in our area (with the exception of Tom Nevers East) are unimproved dirt roads, many in a poor state of maintenance.
Is maintenance of these roads an issue that should be left to the individual neighbors on each street, or should there be some overall policy, regulations or structure to mitigate the road maintenance problem? What kind? How? (Probe)

E. Tom Nevers Road…
   3. What improvements, if any, do you think are needed for Tom Nevers Road? (Probe)

F. Bike Paths…
   4. Do we need any? Who’ll use them? Where should they be located? (Probe)

G. Enhanced Bus Service…
   5. What level of service do we need? If available, how extensively would it be used? Would a Park-n-Ride lot at the junction of Tom Nevers and Milestone Roads be of any significant value? (Probe)

H. Walking Trails…
   6. Do we need any? Who’ll use them? Where should they be located? (Probe)

I. Other Areas…
   7. Do you see any other issues about “Circulation” that we should focus on today? If so, what are they? (Probe)

J. Thanks for coming, etc…..

#    #    #
Tom Nevers Area Plan – Focus Group #3 –

Tuesday 8/29/2006 9:00am

FOCUS: “OPEN SPACE & RECREATION— Enhancing the potential of Tom Nevers Field… Pebble Beach and Madequecham Beach… and other areas in our neighborhood, as community resources; public events at Tom Nevers Field”

Session Outline—

A   Preliminaries…

1. Getting acquainted … who you are, where you live in TN, how long?
2. Worksheet… (distribute sheet) … (Loves/Concerns/Hopes?)

B   Tom Nevers Field as a Community Resource…
 Many enhancements have been made to Tom Nevers Field in recent years (playground, ball fields, rest rooms, etc.) And perhaps more are planned.

3. How extensively is Tom Nevers Field used now by our Tom Nevers residents? (Probe)
   ■ What more can and should be done to make it even more of a community asset? (Probe…tennis courts, community center/pavilion, etc.)

C.   Pebble Beach…
 Some improvements have been made to the Pebble Beach parking area in recent years, and perhaps more are planned.

4. How extensively is Pebble Beach used now by our Tom Nevers residents? (Probe)
   ■ What more can and should be done to make it even more of a community asset?
     (Probe…improved road access, improved parking, improved beach access)

D.   Madequecham Beach…

5. What about Madequecham Beach? And how extensively is it used now by our Tom Nevers residents? (Probe)
■ What more can and should be done to make it even more of a community asset?
   (Probe…improved road access, improved parking, improved beach access)

E. **Other Beach Areas & Other Recreational Areas**

   6. Are there any other beach areas in Tom Nevers that we should address? (Probe)

   7. Are there any other recreational areas in Tom Nevers that we should address?
      (Probe…shooting range, ATV areas, etc.)

F. **Tom Nevers Field Public Events**

      (Probe)

G. **Other Areas**

   9. Do you see any other issues about “Open Space & Recreation” that we should focus on today? If so, what are they? (Probe)

H. Thanks for coming, etc…..

   #   #   #
Tom Nevers Area Plan – Focus Group #4 –

Wednesday 8/30/2006  5:00pm

**FOCUS:** “ECONOMIC DEVELOPMENT—Keeping our neighborhood strictly residential and fully non-commercial, while remaining friendly to small home-based businesses.”

Session Outline—

A.  Preliminaries…
   1.  Getting acquainted … who you are, where you live in TN, how long?
   2.  Worksheet… (distribute sheet) … (Loves/Concerns/Hopes?)

B.  Current Zoning…
    Our entire area is LUG-3 “limited general use” zoning, with no commercial area set-asides.
    3.  Is this as it should be…or do we need/want a commercial area set-aside of some limited size?  (Probe)
    4.  Should we consider adding a future provision for a “community center” with possibly a coffee shop, convenience store, recreational/meeting facilities, etc.? Where? Type? Why? (Probe)

C.  Home-Based Small Businesses…
    A number of our property owners conduct small businesses from their home.
    5.  Are there any problems caused by this practice? Are there any problems that we can anticipate in the future?
    6.  Should we consider any new policies or procedures to mitigate against these problems?  (Probe)
    7.  Are there any area enhancements that would make us even more “home-business friendly”?  (Probe…wi-fi, etc.)
D. **Home-Based Businesses with heavy equipment**
   A number of our property owners operate contracting, or landscaping, or other commercial businesses from their home…requiring heavy equipment and/or supplies to be stored on their properties.

   8. Are there any problems caused by this practice? Are there any problems that we can anticipate in the future?

   9. Should we consider any new policies or procedures to mitigate these problems?
      (Probe…especially need for screened areas, garages, barns, etc.)

E. **Other Areas**

   10. Do you see any other issues about “Economic Development” that we should focus on today? If so, what are they? (Probe)

F. Thanks for coming, etc…..

    #    #    #
Tom Nevers Area Plan – Focus Group #5 –

Wednesday 8/30/2006  9:00am

FOCUS: “LAND USE—Preserving what we like, changing what we don’t like…in terms of open land, building density, zoning.”

Session Outline—

A. Preliminaries…
   - Getting acquainted … who you are, where you live in TN, how long?
   - Worksheet… (distribute sheet) … (Loves/Concerns/Hopes?)

B. Current Land Use…
   One of the things that makes our neighborhood truly unique is the peace, quiet and privacy that our country setting and open vistas provide. Officially designated as a “Countryside” area, we have LUG-3 “limited general use” 3-acre zoning across our entire neighborhood…and 80-percent of our total area is under conservation or government ownership.

   When LUG-3 (3-acre) zoning was passed into law for Nantucket’s countryside areas, fewer than 110 homes existed in the entire Greater Tom Nevers Area—all but 4 of them to the east and south of Tom Nevers Road. Since then, 415 more homes have been added—all with 3-acre zoning. And today, very few privately-owned building lots remain available for development.

   - Should we consider recommending any zoning changes in our Greater Tom Nevers Area Plan? And, if so, what kind of changes…and where?  (Probe… scope, other places)

   - What are the benefits to be derived from making these changes…for the specific area where they are made…and for our community overall?  (Probe)

   - What are the drawbacks that might result from making these changes…for the specific area where they are made…and for our community overall?  (Probe)

C. Affordable Housing…
   Overall, State guidelines suggest that 10-percent of a community’s housing stock be affordable housing (as defined in HUD economic standards).
If we were to build more affordable housing in the Greater Tom Nevers Area, where should it be located? What type of housing would be best? (Probe)

D. Other Areas…

- Do you see any other issues about “Land Use” that we should focus on today? If so, what are they? (Probe)

E. Thanks for coming, etc…..

#   #   #
Tom Nevers Area Plan – Focus Group #6 –

Wednesday 8/30/2006  4:00pm

FOCUS: “SERVICES & FACILITIES—Assuring that our private septic systems and potable water wells provide the highest standards of health & safety and that we have the necessary resources for fire safety; postal delivery.”

Session Outline—

A. Preliminaries…
   ■ Getting acquainted … who you are, where you live in TN, how long?
   ■ Worksheet… (distribute sheet) … (Loves/Concerns/Hopes?)

B. Our Drinking Water…
   We’ve often heard that Nantucket’s single source aquifer is large enough in size and high enough in quality to meet all the Island’s current and future potable water needs.
   ■ As the Greater Tom Nevers Area continues to grow…with more and larger houses, more secondary dwellings, etc…. all served by private water wells… how concerned are you about the continued health & safety of our drinking water? (Probe)
   ■ Should we consider any type of organized well water quality testing and/or monitoring program? (Probe)

C. Our Wastewater…
   It is very unlikely, in the long foreseeable future, that the Greater Tom Nevers Area will ever be serviced by a community-wide sewer system. On a long-term basis, our Area will continue to be serviced exclusively by private septic systems.
   ■ As the Greater Tom Nevers Area continues to grow…with more and larger houses, more secondary dwellings, etc…. all served by private septic systems… how concerned are you about the continued health & safety of our properties and our drinking water? (Probe)
   ■ Should we consider any type of organized septic system testing and/or maintenance program? (Probe)
D. **Fire Safety**…
Many of our properties are surrounded by dense foliage and the winds in our area can be strong.

- How concerned are you about the potential threat of fire in our Area? (Probe)
- Are current resources adequate to meet our fire safety needs? What else could, and perhaps should, be done? (Probe)

E. **Postal Delivery**…

- It is very unlikely that home postal delivery will be available in our Area anytime soon…if ever. Short of that, what would you consider to be the most desirable alternative? (Probe)

F. **Other Areas**…

- Do you see any other issues about “Services & Facilities” that we should focus on today? If so, what are they? (Probe… underground utility wires along Tom Nevers Road, etc.)

G. Thanks for coming, etc…..

#  #  #
FOCUS: “NATURAL & CULTURAL RESOURCES—Protecting and managing our vast conservation lands and more than 5 miles of beaches.”

Session Outline—

A. Preliminaries…
   - Getting acquainted … who you are, where you live in TN, how long?
   - Worksheet… (distribute sheet) … (Loves/Concerns/Hopes?)

B. Conservation Land…
   More than 80-percent of the Greater Tom Nevers Area is now under conservation or is Government owned.
   - If you had a direct say in how this land was to be utilized or managed, what would you recommend? (Probe)

C. Conservation Land-Management Options …
   - The Nantucket Conservation Foundation has expressed a willingness to establish a series of walking…and possibly horse trails…in their Greater Tom Nevers Area properties.
   - What is your reaction to this idea? (Probe)
   - The NCF has also expressed a possible interest in restoring some of their holdings in the Greater Tom Nevers Area to their “original” outland grass plains status…through a several year program of cutting and controlled burning that would “open up” the area…in a sense, extending the Serengeti into our side of the Milestone Road.
   - What is your reaction to this idea? (Probe)

D. Our Beaches…
   We have more than 5-miles of beaches in the Greater Tom Nevers Area…with only Pebble Beach and Madequecham Beach being used to any real extent.
If you had a direct say in how our 5-miles of beaches were to be utilized or managed, what would you recommend? (Probe)

Is our beach access adequate, as it exists now? Should there be more access points…and if so, where? (Probe…explain paper road status)

E. Other Areas…

Do you see any other issues about “Natural & Cultural Resources” that we should focus on today? If so, what are they? (Probe)

F. Thanks for coming, etc…..

# # #
Tom Nevers Area Plan – Focus Group #8 –

Thursday 8/31/2006  4:00pm

**FOCUS:** “LAND USE—Preserving what we like, changing what we don’t like…in terms of open land, building density, zoning.”

**Session Outline—**

A. **Preliminaries**…
   - Getting acquainted … who you are, where you live in TN, how long?
   - Worksheet… (distribute sheet) … (Loves/Concerns/Hopes?)

B. **Current Land Use**…
   One of the things that makes our neighborhood truly unique is the peace, quiet and privacy that our country setting and open vistas provide. Officially designated as a “Countryside” area, we have LUG-3 “limited general use” 3-acre zoning across our entire neighborhood…and 80-percent of our total area is under conservation or government ownership.

When LUG-3 (3-acre) zoning was passed into law for Nantucket’s countryside areas, fewer than 110 homes existed in the entire Greater Tom Nevers Area—all but 4 of them to the east and south of Tom Nevers Road. Since then, 415 more homes have been added—all with 3-acre zoning. And today, very few privately-owned building lots remain available for development.

   - Should we consider recommending any **zoning changes** in our Greater Tom Nevers Area Plan? And, if so, what kind of changes…and where?  (Probe… scope, other places)

   - What are the **benefits** to be derived from making these changes…for the specific area where they are made…and for our community overall?  (Probe)

   - What are the **drawbacks** that might result from making these changes…for the specific area where they are made…and for our community overall?  (Probe)

C. **Affordable Housing**…
   Overall, State guidelines suggest that 10-percent of a community’s housing stock be affordable housing (as defined in HUD economic standards).
If we were to build more affordable housing in the Greater Tom Nevers Area, where should it be located? What type of housing would be best? (Probe)

D. Other Areas…

Do you see any other issues about “Land Use” that we should focus on today? If so, what are they? (Probe)

E. Thanks for coming, etc…..

# # #
Appendix IV --

Property-Owner Survey and Report
TOM NEVERS CIVIC ASSOCIATION

November 2006 Update

Facts About the “Greater Tom Nevers Area Plan” ...

It will become part of the “Nantucket Master Plan”… as required under State Law # 41-81D.

It will let us set our own priorities… based on the unique character and potential of our neighborhood.

It will also serve as a working blueprint… to guide all future improvements in our neighborhood.

It’s being developed by our own people…in a way that invites the full participation of all our residents.

We’ve already completed 5 of the 8 stages in developing our Area Plan. After this survey, the detailed Plan will be drafted for final approval.

The Work Group who’ll be writing our Area Plan...

From Tom Nevers East-
- Kate Damsgaard
- Dick Eldridge
- Dual Macintyre
- Anne McAndrew

From Tom Nevers West-
- Pam Bartlett
- Charles Kymen
- Eric Savetsky

From Tom Nevers South-
- Peter Hoey
- Dale Stoodley

From Madequecham West-
- Rev. Nancy Nelson
- Susan Shepherd

From the Planning Commission-
- Michael Kopko
- Linda Williams

Providing Assistance-
- Andrew Vorce
- Leslie Woodson
- Mike Burns
- Jeri Hicks
- Jack Warner

Please Complete and Return The Enclosed Survey Form!

After an entire summer of Work Group planning meetings (11 to date), briefings from outside experts (7 to date), and a series of focus group sessions (8 to date)…we’re now ready to get your views and opinions on a full range of topics that will have a big impact on our final Area Plan.

Guided by your survey answers, the Work Group will then draft our detailed Area Plan for submission to the Nantucket Planning Department, as required, for their review and comment.

After their changes have been made, the near-to-finalized plan will then be posted on the Planning Department’s website for your review and comment. An executive summary of the draft Plan will also be published in an upcoming TNCA Newsletter.

Following this public display, any final changes will be made to our Area Plan…and it will be presented to the Planning Board with our recommendations for its adoption as part of the Nantucket Master Plan. From that point on, it will become our official “blueprint” for building the future of the Greater Tom Nevers Area.

As you can see, developing our Area Plan is a lengthy and work-intensive process, but fairness and openness to everyone’s ideas require it. We may not all agree on every issue or every solution, but by involving as many of our people as possible in the Plan’s development and approval, we will have a sound Area Plan that represents the views and wishes of the vast majority of our people.

Thanks for participating,
Dual Macintyre, TNCA President
FAQs about our Area Plan...

Q. How big is the Greater Tom Nevers Area?
A. It includes all of the land between ‘Sconset and the Airport, including the oceanfront section to the south of the Airport. On the north it’s bordered by the Milestone Road, and on the south by the ocean. Our Area is now home to more than 500 families.

Q. What “outside experts” did the Work Group consult?
A. A number of Town and other officials have already briefed us on all these key areas—41-81D legal considerations, our wells and septic systems, roads and bike paths, rights-of-way and paper roads, plans for the conservation land holdings in our area, fire safety, future plans for Tom Nevers Field, affordable housing programs and plans. More briefings are planned. Plus, more than a dozen prior studies and plans have been consulted.

Q. When will our Area Plan be completed?
A. Currently, we’re right on schedule to have a first draft Plan in early 2007. How long the review and final approval process will take is impossible to gauge at this point. But completing the Plan in a timely fashion is a priority.

Q. What if our Plan covers things beyond the scope of the Nantucket Master Plan?
A. It’s a strong likelihood that it will...in which case, we’ll also draft a more inclusive “Tom Nevers Master Plan” for your review and approval. While not part of the Official 41-81D Nantucket Master Plan, it will still guide us in charting our future policies and activities.

Our Focus Groups explored the full range of issues...

During August, we held 8 individual Focus Group Sessions...averaging 90-minutes in duration. In all, 40 Tom Nevers property-owners participated. Here are the issues that were explored—

**Housing**—Our current and forecasted housing needs...and also our plans for affordable housing. (This discussion centered on setting and maintaining standards for the preservation, improvement and development of our residential areas and housing—in a way that best meets the needs of all our property-owners...be they year-round or seasonal...young working families or retirees...high income or low.)

**Land Use**—Preserving what we like and changing what we don’t like...in terms of open land, building density, and zoning.

**Circulation**—Mapping the transportation needs of our area...in terms of new and/or improved roads, bike paths, walking trails, bus service and parking areas. Also, exploring new ways to better maintain our private roadways.

**Open Space & Recreation**—Enhancing the potential of Tom Nevers Field...Pebble Beach and Madequecham Beach...and other areas in our neighborhood that are important community resources.

**Natural & Cultural Resources**—Protecting and managing our vast conservation lands and more than 5 miles of beaches.

**Economic Development**—Keeping our neighborhood residential and non-commercial...while also remaining friendly to small home-based businesses.

**Services & Facilities**—Assuring that our private septic systems and potable water wells provide the highest standards of health and safety...and that we have the necessary resources for fire safety. (Other topics we explored included local postal delivery.)

Have you paid your 2006 Dues yet?

☐ Yes ☑ No

We probably should have reminded you of that fact much earlier...but if you can possibly still send us your 2006 dues check for $15, it would be greatly appreciated. And you can help out even more by pre-paying your 2007 dues now...for a 2-year total of just $30.

Make your $15 or $30 check payable to—Tom Nevers Civic Association...and mail it to: TNCA, PO Box 2926, Nantucket, MA 02584

But please be advised...you do not have to become a dues-paying TNCA Member to participate in our enclosed Tom Nevers Area Plan Survey. Your “vote” counts fully, either way!
FAQs about our Area Plan...

Q. How big is the Greater Tom Nevers Area?
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**Land Use**—Preserving what we like and changing what we don’t like...in terms of open land, building density, and zoning.

**Circulation**—Mapping the transportation needs of our area...in terms of new and/or improved roads, bike paths, walking trails, bus service and parking areas. Also, exploring new ways to better maintain our private roadways.

**Open Space & Recreation**—Enhancing the potential of Tom Nevers Field...Pebble Beach and Madequecham Beach...and other areas in our neighborhood that are important community resources.

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**Services & Facilities**—Assuring that our private septic systems and potable water wells provide the highest standards of health and safety...and that we have the necessary resources for fire safety. (Other topics we explored included local postal delivery.)

[Diagram]
Tom Nevers Area Plan Survey

Your response to this important Survey will directly shape our Area Plan for the Greater Tom Nevers Neighborhood. Make sure that your voice is heard!

Please complete and return to—Jack Warner, 706 Hillcrest Road, Ridgewood, NJ 07450

For each of the statements listed below, please indicate your degree of AGREEMENT or DISAGREEMENT. (Also feel free to add any comments you’d like to make.) And in the space provided at the end of the Survey, please give us your suggestions for what you’d most like to see included in our Greater Tom Nevers Area Plan.

1. I love the Greater Tom Nevers Area as it exists today…with its open vistas, peace and quiet, privacy and country setting.
   - [ ] Strongly Agree  [ ] Somewhat Agree  [ ] Not Sure  [ ] Somewhat Disagree  [ ] Strongly Disagree

2. The Greater Tom Nevers Area will continue to grow in terms of popularity…and enjoy above average growth in property values.
   - [ ] Strongly Agree  [ ] Somewhat Agree  [ ] Not Sure  [ ] Somewhat Disagree  [ ] Strongly Disagree

3. Over the course of the next 10 to 15 years, we can expect near to full “build-out” in the Greater Tom Nevers Area…with almost all available building lots developed and with larger homes beginning to replace small older cottages.
   - [ ] Strongly Agree  [ ] Somewhat Agree  [ ] Not Sure  [ ] Somewhat Disagree  [ ] Strongly Disagree

4. Without further restrictions on the addition of secondary dwelling units, the Greater Tom Nevers Area will become over-developed.
   - [ ] Strongly Agree  [ ] Somewhat Agree  [ ] Not Sure  [ ] Somewhat Disagree  [ ] Strongly Disagree

5. We need more “affordable housing” for lower-income families in the Greater Tom Nevers Area.
   - [ ] Strongly Agree  [ ] Somewhat Agree  [ ] Not Sure  [ ] Somewhat Disagree  [ ] Strongly Disagree

6. We should do more to keep young working families in the Greater Tom Nevers Area.
   - [ ] Strongly Agree  [ ] Somewhat Agree  [ ] Not Sure  [ ] Somewhat Disagree  [ ] Strongly Disagree

7. The Nantucket Conservation Foundation (NCF) should be encouraged to add walking trails, horse trails, and bike trails to its vast conservation holdings in the Greater Tom Nevers Area.
   - [ ] Strongly Agree  [ ] Somewhat Agree  [ ] Not Sure  [ ] Somewhat Disagree  [ ] Strongly Disagree

8. The NCF should be encouraged to protect the rare “sand plain grasslands” in the interior of their Greater Tom Nevers Area holdings…through a program of selective cutting and controlled burning of invasive species like scrub oak.
   - [ ] Strongly Agree  [ ] Somewhat Agree  [ ] Not Sure  [ ] Somewhat Disagree  [ ] Strongly Disagree
9. The NCF properties in the Greater Tom Nevers Area should be left alone and kept much as they are today.
   - Strongly Agree
   - Somewhat Agree
   - Not Sure
   - Somewhat Disagree
   - Strongly Disagree

10. Tom Nevers Field is such an important recreational asset for our community, that the Town should be asked to develop a long-range plan (with budgets) to guide its future improvements and ongoing maintenance.
    - Strongly Agree
    - Somewhat Agree
    - Not Sure
    - Somewhat Disagree
    - Strongly Disagree

11. Tom Nevers Field should be used for more major events…such as the Boston Pops…with rental revenues dedicated to ongoing improvements at the Field.
    - Strongly Agree
    - Somewhat Agree
    - Not Sure
    - Somewhat Disagree
    - Strongly Disagree

12. We need improved public access to the 5-miles of open beaches in the Greater Tom Nevers Area.
    - Strongly Agree
    - Somewhat Agree
    - Not Sure
    - Somewhat Disagree
    - Strongly Disagree

13. For safety and convenience, seasonal steps should be installed to make it easier to access the beach from Tom Nevers Field.
    - Strongly Agree
    - Somewhat Agree
    - Not Sure
    - Somewhat Disagree
    - Strongly Disagree

14. The concrete remains from the old Navy base should be removed from the beach at Tom Nevers Field.
    - Strongly Agree
    - Somewhat Agree
    - Not Sure
    - Somewhat Disagree
    - Strongly Disagree

15. Legal ownership of the paper roads leading to our beaches and through our other areas should be determined, so that proper usage can then result…either as public rights-of-way….or added to the tax rolls by being offered for sale to abutting property owners.
    - Strongly Agree
    - Somewhat Agree
    - Not Sure
    - Somewhat Disagree
    - Strongly Disagree

16. To permit greater utilization of NRTA by Tom Nevers residents, a small park-n-ride area…with bike racks….should be built near the junction of Tom Nevers Road and Milestone Road.
    - Strongly Agree
    - Somewhat Agree
    - Not Sure
    - Somewhat Disagree
    - Strongly Disagree

17. A paved bike path should be built along Tom Nevers Road, extending from Milestone Road to Tom Nevers Field.
    - Strongly Agree
    - Somewhat Agree
    - Not Sure
    - Somewhat Disagree
    - Strongly Disagree

18. If funds are unavailable to build a paved bike path along Tom Nevers Road, an unpaved bike path should be built adjacent to conservation land to the west of Tom Nevers West.
    - Strongly Agree
    - Somewhat Agree
    - Not Sure
    - Somewhat Disagree
    - Strongly Disagree
| 19. | For safety reasons, the foliage along Tom Nevers Road should be cut back at least 6-feet on each side. |
|     |   | Strongly Agree | Somewhat Agree | Not Sure | Somewhat Disagree | Strongly Disagree |
| 20. | The intersection at Tom Nevers Road and Milestone Road is dangerous and needs improvement. |
|     |   | Strongly Agree | Somewhat Agree | Not Sure | Somewhat Disagree | Strongly Disagree |
| 21. | Many of the private dirt roads in the Greater Tom Nevers Area are in very poor condition and an ordinance should be passed to require that the abutter-owners of these roads keep them in passable condition…either personally or through a cooperative property-owners association. |
|     |   | Strongly Agree | Somewhat Agree | Not Sure | Somewhat Disagree | Strongly Disagree |
| 22. | There is a growing problem with some negligent absentee-landlords buying Tom Nevers properties for employee housing or rental income…and then allowing these properties to deteriorate and become eyesores. |
|     |   | Strongly Agree | Somewhat Agree | Not Sure | Somewhat Disagree | Strongly Disagree |
| 23. | There is a growing problem with some Tom Nevers property owners who run disruptive commercial businesses from their homes. |
|     |   | Strongly Agree | Somewhat Agree | Not Sure | Somewhat Disagree | Strongly Disagree |
| 24. | We need to do a better job in Tom Nevers of enforcing existing regulations and bylaws that cover building code and zoning code violations, light and noise pollution, etc. |
|     |   | Strongly Agree | Somewhat Agree | Not Sure | Somewhat Disagree | Strongly Disagree |
| 25. | Tom Nevers West would benefit greatly if it had its own property-owners association to help manage its neighborhood improvements and growth. |
|     |   | Strongly Agree | Somewhat Agree | Not Sure | Somewhat Disagree | Strongly Disagree |
| 26. | Through a zoning change, we should reduce the minimum size for a building lot in Tom Nevers West from its current 3-acre size (LUG-3) to 1-acre size (LUG-1). |
|     |   | Strongly Agree | Somewhat Agree | Not Sure | Somewhat Disagree | Strongly Disagree |
| 27. | If at least two-thirds of all the property-owners in Tom Nevers West favored reducing the minimum size for a building lot in their area from its current 3-acre size (LUG-3) to 1-acre size (LUG-1)…we should support their request for a zoning change at Town Meeting. |
|     |   | Strongly Agree | Somewhat Agree | Not Sure | Somewhat Disagree | Strongly Disagree |
| 28. | If building lots in Tom Nevers West are down-zoned from 3-acre size (LUG-3) to 1-acre size (LUG-1)…it will have little-to-no effect on the rest of the Greater Tom Nevers Area. |
|     |   | Strongly Agree | Somewhat Agree | Not Sure | Somewhat Disagree | Strongly Disagree |
29. To assure the continued safety of our well water, we should encourage the exclusive use of non-contaminating lawn and garden chemicals in the Greater Tom Nevers Area.
   - □ Strongly Agree  □ Somewhat Agree  □ Not Sure  □ Somewhat Disagree  □ Strongly Disagree

30. To assure the continued safety of our well water, we should encourage property owners in the Greater Tom Nevers Area to have their septic systems pumped out at least once every three years.
   - □ Strongly Agree  □ Somewhat Agree  □ Not Sure  □ Somewhat Disagree  □ Strongly Disagree

31. To reduce the incidence of Lyme disease and other tick-borne diseases, we should actively encourage deer hunting in the conservation lands of the greater Tom Nevers Area.
   - □ Strongly Agree  □ Somewhat Agree  □ Not Sure  □ Somewhat Disagree  □ Strongly Disagree

32. To further thin out the deer herd in our Area, we should encourage private property owners to authorize qualified bow hunters to hunt on their property.
   - □ Strongly Agree  □ Somewhat Agree  □ Not Sure  □ Somewhat Disagree  □ Strongly Disagree

33. What would you most like to see included in our Area Plan for the Greater Tom Nevers Area?

____________________________________________________________________________________
____________________________________________________________________________________
____________________________________________________________________________________
____________________________________________________________________________________
____________________________________________________________________________________
____________________________________________________________________________________
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____________________________________________________________________________________
____________________________________________________________________________________
____________________________________________________________________________________
____________________________________________________________________________________ (attach extra pages if needed)

IMPORTANT – For tabulation purposes only, please tell us…

A. Your Tom Nevers Street ____________________________________________________________

B. Whether you are a year-round or seasonal Tom Nevers resident
   - □ Year-round (6+ months/year)
   - □ Seasonal (Less than 6-months/year)
   - □ Other (Own property in Tom Nevers, but live elsewhere)

Please mail your completed questionnaire to–
Jack Warner, 706 Hillcrest Rd, Ridgewood, NJ 07450
As part of the Greater Tom Nevers Area Plan development process, a property-owner survey was conducted by mail in November 2006. This report analyzes all the responses received by the survey cut-off date of February 15, 2007.

In all, 230 property-owners returned completed questionnaires, representing an impressive 40.2% response. All five of Tom Nevers sub-neighborhoods are proportionally represented, as are both year-round and seasonal residents. As such, the survey’s findings can be considered to be reliably projectable to the Greater Tom Nevers Area as a whole.

The survey questionnaire itself consisted of 32 statements, developed after a series of eight Focus Group Sessions established potential key initiatives or areas of concern to be addressed in the Greater Tom Nevers Area Plan. For each of these statements, the respondents were asked to indicate their degree of AGREEMENT or DISAGREEMENT, using a 5-point scale. Space was provided to let respondents elaborate on their ratings. And following Statement #32, respondents were asked to detail “What would you most like to see included in our Area Plan for the Greater Tom Nevers Area?” More than 165 respondees provided detailed statements, all of which are reported verbatim in Section 3 of this Survey Report.

Section 1 -- Summary Findings— pages 4 - 8
In the first section that follows…top-line “summary findings” are reported, using a combined 3-point scale of…Agree / Disagree / Unsure…for each of the 32 statements in the survey. This section provides a good overview of property-owner sentiments.

Section 2 -- Detailed Findings— pages 9 - 41
In the second section that follows…“detailed findings” are reported, using the full 5-point scale of…Strongly Agree / Somewhat Agree / Unsure / Somewhat Disagree / Strongly Disagree…for each of the 32 statements in the survey. These ratings are detailed not only for the group as a whole, but for each of the five Tom Nevers sub-neighborhoods (Tom Nevers East, Tom Nevers West, Tom Nevers South, Tom Nevers Road and Madequecham West)…and for the property-owner’s category of residency (Year-round, Seasonal, or “Own Property in TN but Live Elsewhere”). In addition to the data tables, analytical observations are included under each of the 32 statements.

Section 3 -- Verbatim Comments— pages 42 - 53
In the third section that follows…verbatim comments from 165 of the survey’s respondents are reported…organized by sub-neighborhood and type of residency.
About the survey’s response rate –

According to the Nantucket Tax Assessors Office, there are a total of 773 properties in the Greater Tom Nevers Area. Of these, 591 are privately-owned properties with valid owner addresses. (The remaining 182 are owned by the Town, the Nantucket Conservation Foundation, the Land Bank or other organizations, or have owners “unknown or unreachable”.) In this survey, the owners-of-record for all 591 privately-owned properties were mailed questionnaires… representing a “sample size” of 100%. (Even those 7 property-owners with overseas addresses were included.) Of the 591 questionnaires mailed, 19 were returned by the US Postal Service as “undeliverable”, resulting in a net survey base of 572 questionnaires actually delivered to Tom Nevers property-owners.

By the survey’s cut-off date, a total of 230 completed questionnaires were returned…representing a response rate of 40.2%. This level of response is considered extremely strong and, as such, the survey’s findings are reliably projectable to the full Tom Nevers property-owner base.

When analyzed by sub-neighborhood, the response levels also properly reflect the differing sizes of the five Tom Nevers areas…with the sole exception of Madequecham West, which had about half the average response rate. (The overall response rate excluding Madequecham West was 42.3 %.)

When analyzed by type of residency, the response levels also properly reflect the composition of the Tom Nevers Area, overall and by sub-neighborhood…with an overall composition of 31% year-rounders…61% seasonal residents...and 8% “absentee-owners” who own property in the Greater Tom Nevers Area but live elsewhere. (The results also properly reflect the fact that there is a larger percentage of year-rounders in Tom Nevers West than in the other sub-neighborhoods…with 41% of the respondees from Tom Nevers West identifying themselves as year-rounders…46% as seasonal residents…and 13% as absentee owners.)
Section 1 -- Summary Findings—

In this section, top-line “summary findings” are reported, using a combined 3-point scale of…Agree / Disagree / Unsure…for each of the 32 statements in the survey. This section provides a good overview of property-owner sentiments.

In the next section (Section 2)…“detailed findings” are reported, using the full 5-point scale of…Strongly Agree / Somewhat Agree / Unsure / Somewhat Disagree / Strongly Disagree…for each of the 32 statements in the survey. These ratings are detailed not only for the group as a whole, but for each of the five Tom Nevers sub-neighborhoods (Tom Nevers East, Tom Nevers West, Tom Nevers South, Tom Nevers Road and Madequecham West)…and for the property-owner’s category of residency (Year-round, Seasonal, or “Own Property in TN but Live Elsewhere”). In addition to the data tables, analytical observations are included under each of the 32 statements.

1. I love the Greater Tom Nevers Area as it exists today…with its open vistas, peace and quiet, privacy and country setting.

| Agree… 98.4% | Disagree… 0.6% | Unsure… 1.0% |

2. The Greater Tom Nevers Area will continue to grow in terms of popularity…and enjoy above average growth in property values.

| Agree… 82.5% | Disagree… 2.6% | Unsure… 14.9% |

3. Over the course of the next 10 to 15 years, we can expect near to full “build-out” in the Greater Tom Nevers Area…with almost all available building lots developed and with larger homes beginning to replace small older cottages.

| Agree… 75.3% | Disagree… 4.6% | Unsure… 20.1% |

4. Without further restrictions on the addition of secondary dwelling units, the Greater Tom Nevers Area will become over-developed.

| Agree… 59.7% | Disagree… 23.8% | Unsure… 16.5% |
5. We need more “affordable housing” for lower-income families in the Greater Tom Nevers Area.

| Agree… 18.5% | Disagree… 63.4% | Unsure… 18.1% |

6. We should do more to keep young working families in the Greater Tom Nevers Area.

| Agree… 46.9% | Disagree… 29.9% | Unsure… 23.2% |

7. The Nantucket Conservation Foundation (NCF) should be encouraged to add walking trails, horse trails, and bike trails to its vast conservation holdings in the Greater Tom Nevers Area.

| Agree… 70.1% | Disagree… 21.7% | Unsure… 8.2% |

8. The NCF should be encouraged to protect the rare “sand plain grasslands” in the interior of their Greater Tom Nevers Area holdings…through a program of selective cutting and controlled burning of invasive species like scrub oak.

| Agree… 78.3% | Disagree… 9.8% | Unsure… 11.9% |

9. The NCF properties in the Greater Tom Nevers Area should be left alone and kept much as they are today.

| Agree… 53.1% | Disagree… 28.3% | Unsure… 18.6% |

10. Tom Nevers Field is such an important recreational asset for our community, that the Town should be asked to develop a long-range plan (with budgets) to guide its future improvements and ongoing maintenance.

| Agree… 84.5% | Disagree… 8.8% | Unsure… 6.7% |

11. Tom Nevers Field should be used for more major events…such as the Boston Pops… with rental revenues dedicated to ongoing improvements at the Field.

| Agree… 52.6% | Disagree… 35.0% | Unsure… 12.4% |
12. We need improved public access to the 5-miles of open beaches in the Greater Tom Nevers Area.

<table>
<thead>
<tr>
<th>Agree...</th>
<th>Disagree...</th>
<th>Unsure...</th>
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<tbody>
<tr>
<td>50.5%</td>
<td>41.8%</td>
<td>7.7%</td>
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13. For safety and convenience, seasonal steps should be installed to make it easier to access the beach from Tom Nevers Field.

<table>
<thead>
<tr>
<th>Agree...</th>
<th>Disagree...</th>
<th>Unsure...</th>
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<tbody>
<tr>
<td>66.0%</td>
<td>23.7%</td>
<td>10.3%</td>
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14. The concrete remains from the old Navy base should be removed from the beach at Tom Nevers Field.

<table>
<thead>
<tr>
<th>Agree...</th>
<th>Disagree...</th>
<th>Unsure...</th>
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<tbody>
<tr>
<td>80.4%</td>
<td>9.3%</td>
<td>10.3%</td>
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15. Legal ownership of the paper roads leading to our beaches and through our other areas should be determined, so that proper usage can then result…either as public rights-of-way…or added to the tax rolls by being offered for sale to abutting property owners.

<table>
<thead>
<tr>
<th>Agree...</th>
<th>Disagree...</th>
<th>Unsure...</th>
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<tbody>
<tr>
<td>61.9%</td>
<td>13.9%</td>
<td>24.2%</td>
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</table>

16. To permit greater utilization of NRTA by Tom Nevers residents, a small park-n-ride area …with bike racks…should be built near the junction of Tom Nevers Road and Milestone Road.

<table>
<thead>
<tr>
<th>Agree...</th>
<th>Disagree...</th>
<th>Unsure...</th>
</tr>
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<tbody>
<tr>
<td>68.0%</td>
<td>20.6%</td>
<td>11.4%</td>
</tr>
</tbody>
</table>

17. A paved bike path should be built along Tom Nevers Road, extending from Milestone Road to Tom Nevers Field.

<table>
<thead>
<tr>
<th>Agree...</th>
<th>Disagree...</th>
<th>Unsure...</th>
</tr>
</thead>
<tbody>
<tr>
<td>76.3%</td>
<td>16.0%</td>
<td>7.7%</td>
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</table>

18. If funds are unavailable to build a paved bike path along Tom Nevers Road, an unpaved bike path should be built adjacent to conservation land to the west of Tom Nevers West.

<table>
<thead>
<tr>
<th>Agree...</th>
<th>Disagree...</th>
<th>Unsure...</th>
</tr>
</thead>
<tbody>
<tr>
<td>44.3%</td>
<td>29.4%</td>
<td>26.3%</td>
</tr>
</tbody>
</table>
19. For safety reasons, the foliage along Tom Nevers Road should be cut back at least 6-feet on each side.

   Agree… 67.6%  |  Disagree… 22.1%  |  Unsure… 10.3%

20. The intersection at Tom Nevers Road and Milestone Road is dangerous and needs improvement.

   Agree… 48.5%  |  Disagree… 38.6%  |  Unsure… 12.9%

21. Many of the private dirt roads in the Greater Tom Nevers Area are in very poor condition and an ordinance should be passed to require that the abutter-owners of these roads keep them in passable condition…either personally or through a cooperative property-owners association.

   Agree… 52.6%  |  Disagree… 32.5%  |  Unsure… 14.9%

22. There is a growing problem with some negligent absentee-landlords buying Tom Nevers properties for employee housing or rental income…and then allowing these properties to deteriorate and become eyesores.

   Agree… 57.2%  |  Disagree… 6.7%  |  Unsure… 36.1%

23. There is a growing problem with some Tom Nevers property owners who run disruptive commercial businesses from their homes.

   Agree… 43.3%  |  Disagree… 11.9%  |  Unsure… 44.8%

24. We need to do a better job in Tom Nevers of enforcing existing regulations and bylaws that cover building code and zoning code violations, light and noise pollution, etc.

   Agree… 72.2%  |  Disagree… 10.3%  |  Unsure… 17.5%

25. Tom Nevers West would benefit greatly if it had its own property-owners association to help manage its neighborhood improvements and growth.

   Agree… 56.7%  |  Disagree… 9.3%  |  Unsure… 34.0%
26. Through a zoning change, we should reduce the minimum size for a building lot in Tom Nevers West from its current 3-acre size (LUG-3) to 1-acre size (LUG-1).

| Agree… 10.3% | Disagree… 82.5% | Unsure… 7.2% |

27. If at least two-thirds of all the property-owners in Tom Nevers West favored reducing the minimum size for a building lot in their area from its current 3-acre size (LUG-3) to 1-acre size (LUG-1)...we should support their request for a zoning change at Town Meeting.

| Agree… 16.5% | Disagree… 72.7% | Unsure… 10.8% |

28. If building lots in Tom Nevers West are down-zoned from 3-acre size (LUG-3) to 1-acre size (LUG-1)...it will have little-to-no effect on the rest of the Greater Tom Nevers Area.

| Agree… 8.8% | Disagree… 86.6% | Unsure… 4.6% |

29. To assure the continued safety of our well water, we should encourage the exclusive use of non-contaminating lawn and garden chemicals in the Greater Tom Nevers Area.

| Agree… 85.6% | Disagree… 5.6% | Unsure… 8.8% |

30. To assure the continued safety of our well water, we should encourage property owners in the Greater Tom Nevers Area to have their septic systems pumped out at least once every three years.

| Agree… 76.3% | Disagree… 11.3% | Unsure… 12.4% |

31. To reduce the incidence of Lyme disease and other tick-borne diseases, we should actively encourage deer hunting in the conservation lands of the greater Tom Nevers Area.

| Agree… 64.4% | Disagree… 23.7% | Unsure… 11.9% |

32. To further thin out the deer herd in our Area, we should encourage private property owners to authorize qualified bow hunters to hunt on their property.

| Agree… 51.5% | Disagree… 36.6% | Unsure… 11.9% |
Section 2 -- Detailed Findings—

In this section, “detailed findings” are reported, using the full 5-point scale of…Strongly Agree / Somewhat Agree / Unsure / Somewhat Disagree / Strongly Disagree…for each of the 32 statements in the survey. These ratings are detailed not only for the group as a whole, but for each of the five Tom Nevers sub-neighborhoods (Tom Nevers East, Tom Nevers West, Tom Nevers South, Tom Nevers Road and Madequecham West)…and for the property-owner’s category of residency (Year-round, Seasonal, or “Own Property in TN but Live Elsewhere”). In addition to the data tables, analytical observations are included under each of the 32 statements.
Statement #1…

“I love the Greater Tom Nevers Area as it exists today…with its open vistas, peace and quiet, privacy and country setting.”

Response –

<table>
<thead>
<tr>
<th></th>
<th>Strongly Agree</th>
<th>Somewhat Agree</th>
<th>Not Sure</th>
<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Respondents</td>
<td>87.1%</td>
<td>11.3%</td>
<td>1.0%</td>
<td>0.6%</td>
<td>0.0%</td>
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</table>

Detail by sub-neighborhood --

<table>
<thead>
<tr>
<th></th>
<th>Strongly Agree</th>
<th>Somewhat Agree</th>
<th>Not Sure</th>
<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>TN East</td>
<td>91.6%</td>
<td>5.4%</td>
<td>1.0%</td>
<td>1.0%</td>
<td>1.0%</td>
</tr>
<tr>
<td>TN West</td>
<td>69.2%</td>
<td>28.2%</td>
<td>2.6%</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
<tr>
<td>TN South</td>
<td>85.7%</td>
<td>14.3%</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
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<tr>
<td>TN Road</td>
<td>100.0%</td>
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<tr>
<td>Madeqehm West</td>
<td>90.9%</td>
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Detail by residency --

<table>
<thead>
<tr>
<th></th>
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<tbody>
<tr>
<td>Year-round</td>
<td>83.1%</td>
<td>15.2%</td>
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<tr>
<td>Seasonal</td>
<td>89.1%</td>
<td>10.1%</td>
<td>0.8%</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
<tr>
<td>Live elsewhere</td>
<td>87.4%</td>
<td>6.3%</td>
<td>6.3%</td>
<td>0.0%</td>
<td>0.0%</td>
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Observations –

- A combined* 98.4% AGREE that they love the Greater Tom Nevers Area as it exists today…suggesting that major changes are not desired…and that the Area Plans’ emphasis should focus heavily on preserving those elements that residents consider to be the area’s principal assets—its open vistas, peace and quiet, privacy and country setting.

- All five of Tom Nevers’ sub-neighborhoods share this overwhelmingly positive view…as do all categories of property owners—year-rounders, seasonal residents, and property owners who live elsewhere.

* NOTE-- The “strongly agree” and “somewhat agree” percentages are combined here to facilitate analyzing the more fully detailed data reported in the tables themselves. This technique of using “combined data” is used in the “Observations” sections throughout this report.
Statement #2…

“The Greater Tom Nevers Area will continue to grow in terms of popularity…and enjoy above average growth in property values.”

Response –

<table>
<thead>
<tr>
<th></th>
<th>Strongly Agree</th>
<th>Somewhat Agree</th>
<th>Not Sure</th>
<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
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<tbody>
<tr>
<td>All Respondents</td>
<td>42.3%</td>
<td>40.2%</td>
<td>14.9%</td>
<td>1.5%</td>
<td>1.1%</td>
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Detail by sub-neighborhood --

<table>
<thead>
<tr>
<th></th>
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<th>Somewhat Agree</th>
<th>Not Sure</th>
<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
</tr>
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<tbody>
<tr>
<td>TN East</td>
<td>49.5%</td>
<td>32.6%</td>
<td>14.7%</td>
<td>2.1%</td>
<td>1.1%</td>
</tr>
<tr>
<td>TN West</td>
<td>30.8%</td>
<td>53.8%</td>
<td>15.4%</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
<tr>
<td>TN South</td>
<td>40.0%</td>
<td>40.0%</td>
<td>17.1%</td>
<td>0.0%</td>
<td>2.9%</td>
</tr>
<tr>
<td>TN Road</td>
<td>33.3%</td>
<td>41.7%</td>
<td>25.0%</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
<tr>
<td>Madeqchm West</td>
<td>27.3%</td>
<td>63.6%</td>
<td>0.0%</td>
<td>9.1%</td>
<td>0.0%</td>
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</table>

Detail by residency --

<table>
<thead>
<tr>
<th></th>
<th>Strongly Agree</th>
<th>Somewhat Agree</th>
<th>Not Sure</th>
<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
</tr>
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<tbody>
<tr>
<td>Year-round</td>
<td>32.2%</td>
<td>54.2%</td>
<td>10.2%</td>
<td>3.4%</td>
<td>0.0%</td>
</tr>
<tr>
<td>Seasonal</td>
<td>47.9%</td>
<td>33.6%</td>
<td>16.0%</td>
<td>0.8%</td>
<td>1.7%</td>
</tr>
<tr>
<td>Live elsewhere</td>
<td>37.5%</td>
<td>37.5%</td>
<td>25.0%</td>
<td>0.0%</td>
<td>0.0%</td>
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</table>

Observations –

- A combined 82.5% AGREE that the area will grow in both popularity and property values…and an indication of their strong long-term confidence in the future outlook for the Greater Tom Nevers Area.
- All five of Tom Nevers’ sub-neighborhoods share this overwhelmingly positive view…as do all categories of property owners—year-rounders, seasonal residents, and property owners who live elsewhere.
**Statement #3…**

“Over the course of the next 10 to 15 years, we can expect near to full “build-out” in the Greater Tom Nevers Area…with almost all available building lots developed and with larger homes beginning to replace small older cottages.”

**Response –**

<table>
<thead>
<tr>
<th></th>
<th>Strongly Agree</th>
<th>Somewhat Agree</th>
<th>Not Sure</th>
<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Respondents</td>
<td>36.6%</td>
<td>38.7%</td>
<td>20.1%</td>
<td>1.5%</td>
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</table>

**Detail by sub-neighborhood --**

<table>
<thead>
<tr>
<th></th>
<th>Strongly Agree</th>
<th>Somewhat Agree</th>
<th>Not Sure</th>
<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>TN East</td>
<td>35.8%</td>
<td>38.9%</td>
<td>21.1%</td>
<td>0.0%</td>
<td>4.2%</td>
</tr>
<tr>
<td>TN West</td>
<td>28.2%</td>
<td>43.6%</td>
<td>20.5%</td>
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<td>2.6%</td>
</tr>
<tr>
<td>TN South</td>
<td>42.9%</td>
<td>31.4%</td>
<td>22.8%</td>
<td>2.9%</td>
<td>0.0%</td>
</tr>
<tr>
<td>TN Road</td>
<td>58.3%</td>
<td>41.7%</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
<tr>
<td>Madeqchm West</td>
<td>27.3%</td>
<td>45.5%</td>
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<td>9.1%</td>
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**Detail by residency --**

<table>
<thead>
<tr>
<th></th>
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<th>Not Sure</th>
<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year-round</td>
<td>30.5%</td>
<td>50.8%</td>
<td>10.2%</td>
<td>5.1%</td>
<td>3.4%</td>
</tr>
<tr>
<td>Seasonal</td>
<td>39.5%</td>
<td>34.5%</td>
<td>23.5%</td>
<td>0.0%</td>
<td>2.5%</td>
</tr>
<tr>
<td>Live elsewhere</td>
<td>37.5%</td>
<td>25.0%</td>
<td>31.2%</td>
<td>0.0%</td>
<td>6.3%</td>
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</table>

**Observations –**

- A combined 75.3% AGREE that we will approach near “build-out” over the next 10 to 15 years. This level of increased development greatly concerns many—as expressed by their write-in comments that appear in the Verbatim Comments Section of this survey report.

- All five of Tom Nevers’ sub-neighborhoods share this view…as do all categories of property owners—year-rounders, seasonal residents, and property owners who live elsewhere.
Statement #4…

“Without further restrictions on the addition of secondary dwelling units, the Greater Tom Nevers Area will become over-developed.”

Response –

<table>
<thead>
<tr>
<th></th>
<th>Strongly Agree</th>
<th>Somewhat Agree</th>
<th>Not Sure</th>
<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Respondents</td>
<td>41.7%</td>
<td>18.0%</td>
<td>16.5%</td>
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Detail by sub-neighborhood --

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<tr>
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<th>Strongly Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>TN East</td>
<td>45.3%</td>
<td>16.8%</td>
<td>15.8%</td>
<td>10.5%</td>
<td>11.6%</td>
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<tr>
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<td>12.8%</td>
<td>17.9%</td>
<td>10.3%</td>
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<tr>
<td>TN South</td>
<td>48.6%</td>
<td>20.0%</td>
<td>14.2%</td>
<td>8.6%</td>
<td>8.6%</td>
</tr>
<tr>
<td>TN Road</td>
<td>33.4%</td>
<td>8.3%</td>
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<td>25.0%</td>
</tr>
<tr>
<td>Madequecham West</td>
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<td>18.2%</td>
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<td>9.1%</td>
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Detail by residency --

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<tr>
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<td>19.3%</td>
<td>17.7%</td>
<td>9.2%</td>
<td>8.4%</td>
</tr>
<tr>
<td>Live elsewhere</td>
<td>37.5%</td>
<td>25.0%</td>
<td>12.5%</td>
<td>25.0%</td>
<td>0.0%</td>
</tr>
</tbody>
</table>

Observations –

- A combined 59.7% AGREE that the area will become over-developed—unless further restrictions are placed on the addition of secondary dwellings. This compares to a combined 23.8% who DISAGREE that over-development will occur without further restrictions on secondary dwellings. (16.5% more say they are “Not Sure.”)

- The large majority of property owners in TN South, TN East and TN West share this concern about secondary dwellings potentially causing over-development. Property owners on Tom Nevers Road and in Madequecham West indicate a far lesser concern…but they still outnumber those who are not concerned in those sub-neighborhoods. Year-rounders are less concerned than seasonal and absentee property owners…but the percent of year-rounders concerned does exceed the number who are not concerned.
Statement #5…

“We need more “affordable housing” for lower-income families in the Greater Tom Nevers Area.”

Response –

<table>
<thead>
<tr>
<th></th>
<th>Strongly Agree</th>
<th>Somewhat Agree</th>
<th>Not Sure</th>
<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Respondents</td>
<td>3.6%</td>
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<td>18.1%</td>
<td>17.5%</td>
<td>45.9%</td>
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Detail by sub-neighborhood --

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</thead>
<tbody>
<tr>
<td>TN East</td>
<td>3.2%</td>
<td>10.5%</td>
<td>20.0%</td>
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<td>17.9%</td>
<td>17.9%</td>
<td>17.9%</td>
<td>41.2%</td>
</tr>
<tr>
<td>TN South</td>
<td>5.7%</td>
<td>25.7%</td>
<td>17.2%</td>
<td>11.4%</td>
<td>40.0%</td>
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<tr>
<td>TN Road</td>
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<tr>
<td>Madeqchm West</td>
<td>0.0%</td>
<td>27.3%</td>
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Detail by residency --

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<th>Strongly Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year-round</td>
<td>6.8%</td>
<td>11.9%</td>
<td>15.2%</td>
<td>13.6%</td>
<td>52.5%</td>
</tr>
<tr>
<td>Seasonal</td>
<td>1.7%</td>
<td>14.3%</td>
<td>20.1%</td>
<td>18.5%</td>
<td>45.4%</td>
</tr>
<tr>
<td>Live else</td>
<td>6.3%</td>
<td>31.3%</td>
<td>12.4%</td>
<td>25.0%</td>
<td>25.0%</td>
</tr>
</tbody>
</table>

Observations –

- A combined 63.4% DISAGREE with this statement…as do the majority in all sub-neighborhoods and categories of property owners.

- As expressed in the Verbatim Comments Section, many believe that our relatively far distance from Town, from shopping and from schools make the Tom Nevers Area less than ideal for lower-income families.
Statement #6…

“We should do more to keep young working families in the Greater Tom Nevers Area.”

Response –

<table>
<thead>
<tr>
<th></th>
<th>Strongly Agree</th>
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<th>Not Sure</th>
<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
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</thead>
<tbody>
<tr>
<td>All Respondents</td>
<td>13.4%</td>
<td>33.5%</td>
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</table>

Detail by sub-neighborhood --

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<tbody>
<tr>
<td>TN East</td>
<td>9.5%</td>
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<tr>
<td>TN West</td>
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<td>10.3%</td>
</tr>
<tr>
<td>TN South</td>
<td>14.3%</td>
<td>37.1%</td>
<td>17.1%</td>
<td>14.4%</td>
<td>17.1%</td>
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<tr>
<td>TN Road</td>
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<td>8.3%</td>
<td>41.7%</td>
</tr>
<tr>
<td>Madeqhm West</td>
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Detail by residency --

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<tr>
<th></th>
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<tbody>
<tr>
<td>Year-round</td>
<td>22.0%</td>
<td>18.6%</td>
<td>18.8%</td>
<td>20.3%</td>
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</tr>
<tr>
<td>Seasonal</td>
<td>9.2%</td>
<td>37.8%</td>
<td>25.3%</td>
<td>10.9%</td>
<td>16.8%</td>
</tr>
<tr>
<td>Live elsewhere</td>
<td>12.5%</td>
<td>56.3%</td>
<td>24.9%</td>
<td>6.3%</td>
<td>0.0%</td>
</tr>
</tbody>
</table>

Observations –

- A combined 46.9% AGREE with this statement…as compared with a combined 29.9% who DISAGREE.

- Property owners on Tom Nevers Road are the sole exception to this pattern…with a combined 25% in agreement and a combined 50% in disagreement.

- Year-rounders are evenly split in their opinion…with 40.6% in agreement and 40.6% in disagreement.
Statement #7…

“The Nantucket Conservation Foundation (NCF) should be encouraged to add walking trails, horse trails, and bike trails to its vast conservation holdings in the Greater Tom Nevers Area.”

Response –

<table>
<thead>
<tr>
<th></th>
<th>Strongly Agree</th>
<th>Somewhat Agree</th>
<th>Not Sure</th>
<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
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</thead>
<tbody>
<tr>
<td>All Respondents</td>
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<td>22.7%</td>
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<td>14.4%</td>
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Detail by sub-neighborhood --

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<td>20.0%</td>
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<tr>
<td>TN West</td>
<td>66.7%</td>
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<td>7.7%</td>
<td>7.7%</td>
</tr>
<tr>
<td>TN South</td>
<td>57.1%</td>
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<td>8.6%</td>
</tr>
<tr>
<td>TN Road</td>
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<td>0.0%</td>
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</tr>
<tr>
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Detail by residency --

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<tr>
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<tbody>
<tr>
<td>Year-round</td>
<td>55.9%</td>
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<td>18.6%</td>
</tr>
<tr>
<td>Seasonal</td>
<td>42.9%</td>
<td>26.9%</td>
<td>7.5%</td>
<td>8.4%</td>
<td>14.3%</td>
</tr>
<tr>
<td>Live elsewhere</td>
<td>50.0%</td>
<td>31.3%</td>
<td>6.2%</td>
<td>12.5%</td>
<td>0.0%</td>
</tr>
</tbody>
</table>

Observations –

- A combined 70.1% AGREE with this initiative…and only a combined 21.7% DISAGREE.
- All five of Tom Nevers’ sub-neighborhoods share this view…as do all categories of property owners—year-rounders, seasonal residents, and property owners who live elsewhere.
Statement #8…

“The NCF should be encouraged to protect the rare “sand plain grasslands” in the interior of their Greater Tom Nevers Area holdings...through a program of selective cutting and controlled burning of invasive species like scrub oak.”

Response –

<table>
<thead>
<tr>
<th></th>
<th>Strongly Agree</th>
<th>Somewhat Agree</th>
<th>Not Sure</th>
<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
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</thead>
<tbody>
<tr>
<td>All Respondents</td>
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Detail by sub-neighborhood --

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<td>TN South</td>
<td>60.0%</td>
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<tr>
<td>TN Road</td>
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<tr>
<td>Madeqchm West</td>
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Detail by residency --

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<tr>
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<td>25.0%</td>
<td>25.0%</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
</tbody>
</table>

Observations –

- A combined 78.3% AGREE with this initiative…and only a combined 9.8% DISAGREE.
- All five of Tom Nevers’ sub-neighborhoods share this view…as do all categories of property owners—year-rounders, seasonal residents, and property owners who live elsewhere.
**Statement #9…**

“The NCF properties in the Greater Tom Nevers Area should be left alone and kept much as they are today.”

**Response –**

<table>
<thead>
<tr>
<th></th>
<th>Strongly Agree</th>
<th>Somewhat Agree</th>
<th>Not Sure</th>
<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Respondents</td>
<td>30.4%</td>
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<tbody>
<tr>
<td>Year-round</td>
<td>22.0%</td>
<td>27.2%</td>
<td>16.9%</td>
<td>23.7%</td>
<td>10.2%</td>
</tr>
<tr>
<td>Seasonal</td>
<td>35.3%</td>
<td>21.0%</td>
<td>16.9%</td>
<td>21.8%</td>
<td>5.0%</td>
</tr>
<tr>
<td>Live elsewhere</td>
<td>25.0%</td>
<td>18.8%</td>
<td>37.4%</td>
<td>12.5%</td>
<td>6.3%</td>
</tr>
</tbody>
</table>

**Observations –**

- A combined 53.1% AGREE with this statement…and a combined 28.3% DISAGREE.

- With the exception of TN South, all of Tom Nevers’ sub-neighborhoods share this view to a greater or lesser degree…as do all categories of property owners—year-rounders, seasonal residents, and property owners who live elsewhere.

- Property owners in TN South are evenly split in their opinion…with 42.7% in agreement and 42.8% in disagreement.

- While at first glance these opinions may seem to contradict to some degree the views expressed for Statements #7 and # 8, they probably suggest a general concern about going too far in making any future changes to NCF properties.
Statement #10…

“Tom Nevers Field is such an important recreational asset for our community, that the Town should be asked to develop a long-range plan (with budgets) to guide its future improvements and ongoing maintenance.”

Response –

<table>
<thead>
<tr>
<th></th>
<th>Strongly Agree</th>
<th>Somewhat Agree</th>
<th>Not Sure</th>
<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Respondents</td>
<td>53.6%</td>
<td>30.9%</td>
<td>6.7%</td>
<td>4.7%</td>
<td>4.1%</td>
</tr>
</tbody>
</table>

Detail by sub-neighborhood --

<table>
<thead>
<tr>
<th>Sub-neighborhood</th>
<th>Strongly Agree</th>
<th>Somewhat Agree</th>
<th>Not Sure</th>
<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>TN East</td>
<td>52.6%</td>
<td>29.5%</td>
<td>8.4%</td>
<td>4.2%</td>
<td>5.3%</td>
</tr>
<tr>
<td>TN West</td>
<td>71.8%</td>
<td>23.1%</td>
<td>0.0%</td>
<td>2.6%</td>
<td>2.5%</td>
</tr>
<tr>
<td>TN South</td>
<td>54.3%</td>
<td>28.6%</td>
<td>11.4%</td>
<td>5.7%</td>
<td>0.0%</td>
</tr>
<tr>
<td>TN Road</td>
<td>41.7%</td>
<td>33.3%</td>
<td>8.3%</td>
<td>0.0%</td>
<td>16.7%</td>
</tr>
<tr>
<td>Madeqchm West</td>
<td>9.1%</td>
<td>81.8%</td>
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<td>9.1%</td>
<td>0.0%</td>
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Detail by residency --

<table>
<thead>
<tr>
<th>Residency</th>
<th>Strongly Agree</th>
<th>Somewhat Agree</th>
<th>Not Sure</th>
<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year-round</td>
<td>55.9%</td>
<td>25.4%</td>
<td>1.7%</td>
<td>11.9%</td>
<td>5.1%</td>
</tr>
<tr>
<td>Seasonal</td>
<td>53.8%</td>
<td>31.9%</td>
<td>9.3%</td>
<td>0.8%</td>
<td>4.2%</td>
</tr>
<tr>
<td>Live elsewhere</td>
<td>43.8%</td>
<td>43.8%</td>
<td>6.3%</td>
<td>6.3%</td>
<td>0.0%</td>
</tr>
</tbody>
</table>

Observations –

- A combined 84.5% AGREE with this initiative…and only a combined 8.8% DISAGREE.
- All five of Tom Nevers’ sub-neighborhoods share this view…as do all categories of property owners—year-rounders, seasonal residents, and property owners who live elsewhere.
Statement #11…

“Tom Nevers Field should be used for more major events…such as the Boston Pops…with rental revenues dedicated to ongoing improvements at the Field.”

Response –

<table>
<thead>
<tr>
<th></th>
<th>Strongly Agree</th>
<th>Somewhat Agree</th>
<th>Not Sure</th>
<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Respondents</td>
<td>22.7%</td>
<td>29.9%</td>
<td>12.4%</td>
<td>9.3%</td>
<td>25.7%</td>
</tr>
</tbody>
</table>

Detail by sub-neighborhood --

<table>
<thead>
<tr>
<th>Sub-neighborhood</th>
<th>Strongly Agree</th>
<th>Somewhat Agree</th>
<th>Not Sure</th>
<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>TN East</td>
<td>16.8%</td>
<td>26.3%</td>
<td>18.9%</td>
<td>8.4%</td>
<td>29.6%</td>
</tr>
<tr>
<td>TN West</td>
<td>38.5%</td>
<td>38.5%</td>
<td>7.6%</td>
<td>2.6%</td>
<td>12.8%</td>
</tr>
<tr>
<td>TN South</td>
<td>22.9%</td>
<td>37.1%</td>
<td>8.6%</td>
<td>11.4%</td>
<td>20.0%</td>
</tr>
<tr>
<td>TN Road</td>
<td>16.7%</td>
<td>25.0%</td>
<td>0.0%</td>
<td>25.0%</td>
<td>33.3%</td>
</tr>
<tr>
<td>Madequecham West</td>
<td>27.3%</td>
<td>18.2%</td>
<td>0.0%</td>
<td>9.1%</td>
<td>45.4%</td>
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Detail by residency --

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<th>Not Sure</th>
<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year-round</td>
<td>23.7%</td>
<td>28.8%</td>
<td>15.3%</td>
<td>10.2%</td>
<td>22.0%</td>
</tr>
<tr>
<td>Seasonal</td>
<td>22.7%</td>
<td>29.4%</td>
<td>10.9%</td>
<td>10.1%</td>
<td>26.9%</td>
</tr>
<tr>
<td>Live elsewhere</td>
<td>18.8%</td>
<td>37.5%</td>
<td>12.4%</td>
<td>0.0%</td>
<td>31.3%</td>
</tr>
</tbody>
</table>

Observations –

- A combined 52.6% AGREE with this initiative…and a combined 35.0% DISAGREE. All categories of property owners—year-rounders, seasonal residents, and property owners who live elsewhere…fit this pattern.

- However, opinion differs greatly by sub-neighborhood. TN West and TN South are strongly in favor of this initiative…while property owners on Tom Nevers Road are strongly opposed—no doubt because of the extra traffic such events would generate. Property owners in TN East are slightly in favor (43.1% vs. 38.0%)…while property owners in Madequecham West are slightly opposed (45.5% in favor vs. 54.5% opposed. (Perhaps the trauma of the “Madequecham Jam” comes to mind.)
Statement #12…

“We need improved public access to the 5-miles of open beaches in the Greater Tom Nevers Area.”

Response –

<table>
<thead>
<tr>
<th></th>
<th>Strongly Agree</th>
<th>Somewhat Agree</th>
<th>Not Sure</th>
<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Respondents</td>
<td>26.8%</td>
<td>23.7%</td>
<td>7.7%</td>
<td>13.4%</td>
<td>28.4%</td>
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</table>

Detail by sub-neighborhood --

<table>
<thead>
<tr>
<th></th>
<th>Strongly Agree</th>
<th>Somewhat Agree</th>
<th>Not Sure</th>
<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>TN East</td>
<td>29.5%</td>
<td>28.4%</td>
<td>4.2%</td>
<td>14.7%</td>
<td>23.2%</td>
</tr>
<tr>
<td>TN West</td>
<td>28.2%</td>
<td>30.8%</td>
<td>15.4%</td>
<td>5.1%</td>
<td>20.5%</td>
</tr>
<tr>
<td>TN South</td>
<td>20.0%</td>
<td>11.4%</td>
<td>8.6%</td>
<td>17.1%</td>
<td>42.9%</td>
</tr>
<tr>
<td>TN Road</td>
<td>33.3%</td>
<td>16.7%</td>
<td>8.3%</td>
<td>8.3%</td>
<td>41.7%</td>
</tr>
<tr>
<td>Madequecham West</td>
<td>9.1%</td>
<td>9.1%</td>
<td>9.0%</td>
<td>27.3%</td>
<td>45.5%</td>
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</tbody>
</table>

Detail by residency --

<table>
<thead>
<tr>
<th></th>
<th>Strongly Agree</th>
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<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year-round</td>
<td>28.8%</td>
<td>25.4%</td>
<td>5.1%</td>
<td>13.6%</td>
<td>27.1%</td>
</tr>
<tr>
<td>Seasonal</td>
<td>27.7%</td>
<td>21.0%</td>
<td>5.9%</td>
<td>15.1%</td>
<td>30.3%</td>
</tr>
<tr>
<td>Live elsewhere</td>
<td>12.5%</td>
<td>37.5%</td>
<td>31.2%</td>
<td>0.0%</td>
<td>18.8%</td>
</tr>
</tbody>
</table>

Observations –

- This initiative is controversial. A combined 50.5% AGREE with this initiative…and a combined 41.8% DISAGREE. All categories of property owners—year-rounders, seasonal residents, and property owners who live elsewhere…generally fit this pattern.

- However, opinions differ greatly by sub-neighborhood. TN West and TN East are strongly in favor of this initiative…while property owners on Tom Nevers Road are evenly split. Perhaps understandably, property owners close to the beach (TN South and Madequecham West) are strongly opposed…with 60.0% and 72.8% respectively opposed. As noted in the Verbatim Comments Section, residents in Madequecham West feel they are already burdened with large numbers of people using their private roads for summer beach access.
Statement #13…

“For safety and convenience, seasonal steps should be installed to make it easier to access the beach from Tom Nevers Field.”

Response –

<table>
<thead>
<tr>
<th></th>
<th>Strongly Agree</th>
<th>Somewhat Agree</th>
<th>Not Sure</th>
<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Respondents</td>
<td>35.6%</td>
<td>30.4%</td>
<td>10.3%</td>
<td>7.7%</td>
<td>16.0%</td>
</tr>
</tbody>
</table>

Detail by sub-neighborhood --

<table>
<thead>
<tr>
<th>Sub-neighborhood</th>
<th>Strongly Agree</th>
<th>Somewhat Agree</th>
<th>Not Sure</th>
<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>TN East</td>
<td>32.6%</td>
<td>32.6%</td>
<td>10.6%</td>
<td>8.4%</td>
<td>15.8%</td>
</tr>
<tr>
<td>TN West</td>
<td>38.5%</td>
<td>30.8%</td>
<td>10.2%</td>
<td>5.1%</td>
<td>15.4%</td>
</tr>
<tr>
<td>TN South</td>
<td>42.9%</td>
<td>28.6%</td>
<td>11.4%</td>
<td>5.7%</td>
<td>11.4%</td>
</tr>
<tr>
<td>TN Road</td>
<td>50.0%</td>
<td>16.7%</td>
<td>0.0%</td>
<td>8.3%</td>
<td>25.0%</td>
</tr>
<tr>
<td>Madequecham West</td>
<td>9.1%</td>
<td>36.4%</td>
<td>18.1%</td>
<td>18.2%</td>
<td>18.2%</td>
</tr>
</tbody>
</table>

Detail by residency --

<table>
<thead>
<tr>
<th>Residency</th>
<th>Strongly Agree</th>
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<th>Not Sure</th>
<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
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</thead>
<tbody>
<tr>
<td>Year-round</td>
<td>33.9%</td>
<td>33.9%</td>
<td>3.3%</td>
<td>3.9%</td>
<td>25.0%</td>
</tr>
<tr>
<td>Seasonal</td>
<td>38.7%</td>
<td>27.7%</td>
<td>12.6%</td>
<td>10.1%</td>
<td>10.9%</td>
</tr>
<tr>
<td>Live elsewhere</td>
<td>18.8%</td>
<td>37.5%</td>
<td>18.7%</td>
<td>6.3%</td>
<td>18.7%</td>
</tr>
</tbody>
</table>

Observations –

- A combined 66.0% AGREE with this initiative…and only a combined 23.7% DISAGREE.

- All five of Tom Nevers’ sub-neighborhoods generally share this view…although property owners in Madequecham West are far less positive (45.5% vs. 34.4%). All categories of property owners—year-rounders, seasonal residents, and property owners who live elsewhere—are in favor of this initiative.
Statement #14…

“The concrete remains from the old Navy base should be removed from the beach at Tom Nevers Field.”

Response –

<table>
<thead>
<tr>
<th></th>
<th>Strongly Agree</th>
<th>Somewhat Agree</th>
<th>Not Sure</th>
<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Respondents</td>
<td>66.0</td>
<td>14.4</td>
<td>10.3</td>
<td>4.1</td>
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Detail by sub-neighborhood --

<table>
<thead>
<tr>
<th></th>
<th>Strongly Agree</th>
<th>Somewhat Agree</th>
<th>Not Sure</th>
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<th>Strongly Disagree</th>
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<tbody>
<tr>
<td>TN East</td>
<td>70.5</td>
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</tr>
<tr>
<td>TN West</td>
<td>64.1</td>
<td>10.3</td>
<td>17.9</td>
<td>0.0</td>
<td>7.7</td>
</tr>
<tr>
<td>TN South</td>
<td>65.7</td>
<td>22.9</td>
<td>5.7</td>
<td>5.7</td>
<td>0.0</td>
</tr>
<tr>
<td>TN Road</td>
<td>66.7</td>
<td>25.0</td>
<td>8.3</td>
<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td>Madeqchm West</td>
<td>27.3</td>
<td>9.1</td>
<td>27.2</td>
<td>18.2</td>
<td>18.2</td>
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Detail by residency --

<table>
<thead>
<tr>
<th></th>
<th>Strongly Agree</th>
<th>Somewhat Agree</th>
<th>Not Sure</th>
<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
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<tbody>
<tr>
<td>Year-round</td>
<td>72.9</td>
<td>11.9</td>
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<tr>
<td>Seasonal</td>
<td>64.7</td>
<td>15.1</td>
<td>10.9</td>
<td>5.9</td>
<td>3.4</td>
</tr>
<tr>
<td>Live elsewhere</td>
<td>50.0</td>
<td>18.8</td>
<td>18.7</td>
<td>0.0</td>
<td>12.5</td>
</tr>
</tbody>
</table>

Observations –

- A combined 80.4% AGREE with this initiative…while only a combined 9.3% DISAGREE.

- All five of Tom Nevers’ sub-neighborhoods strongly share this view…with the exception of Madequecham West, where opinion is evenly split at 36.4% vs. 36.4%. (But note that in Madequecham West, the percent who are “Not Sure” is far above the average compared to the other areas.)

- All categories of property owners—year-rounders, seasonal residents, and property owners who live elsewhere—are in favor of this initiative.
Statement #15…

“Legal ownership of the paper roads leading to our beaches and through our other areas should be determined, so that proper usage can then result…either as public rights-of-way…or added to the tax rolls by being offered for sale to abutting property owners.”

Response –

<table>
<thead>
<tr>
<th></th>
<th>Strongly Agree</th>
<th>Somewhat Agree</th>
<th>Not Sure</th>
<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Respondents</td>
<td>39.7%</td>
<td>22.2%</td>
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<td>3.1%</td>
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</table>

Detail by sub-neighborhood --

<table>
<thead>
<tr>
<th>Sub-Neighborhood</th>
<th>Strongly Agree</th>
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<tbody>
<tr>
<td>TN East</td>
<td>40.0%</td>
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<td>11.6%</td>
</tr>
<tr>
<td>TN West</td>
<td>51.3%</td>
<td>20.5%</td>
<td>20.5%</td>
<td>0.0%</td>
<td>7.7%</td>
</tr>
<tr>
<td>TN South</td>
<td>28.6%</td>
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<td>2.9%</td>
<td>11.4%</td>
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<tr>
<td>Madeqchm West</td>
<td>27.3%</td>
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</tr>
</tbody>
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Detail by residency --

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<td>5.0%</td>
<td>10.1%</td>
</tr>
<tr>
<td>Live elsewhere</td>
<td>6.3%</td>
<td>50.0%</td>
<td>31.2%</td>
<td>0.0%</td>
<td>12.3%</td>
</tr>
</tbody>
</table>

Observations –

- A combined 61.9% AGREE with this initiative…while only a combined 13.9% DISAGREE.

- All five of Tom Nevers’ sub-neighborhoods share this view…with TN East and TN West the most positive. All categories of property owners—year-rounders, seasonal residents, and property owners who live elsewhere—are in favor of this initiative.
Statement #16…

“To permit greater utilization of NRTA by Tom Nevers residents, a small park-n-ride area…with bike racks…should be built near the junction of Tom Nevers Road and Milestone Road.”

Response –

<table>
<thead>
<tr>
<th></th>
<th>Strongly Agree</th>
<th>Somewhat Agree</th>
<th>Not Sure</th>
<th>Somewhat Disagree</th>
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Detail by sub-neighborhood --

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</tr>
<tr>
<td>TN West</td>
<td>43.6%</td>
<td>28.2%</td>
<td>12.8%</td>
<td>2.6%</td>
<td>12.8%</td>
</tr>
<tr>
<td>TN South</td>
<td>40.0%</td>
<td>48.6%</td>
<td>5.6%</td>
<td>2.9%</td>
<td>2.9%</td>
</tr>
<tr>
<td>TN Road</td>
<td>33.3%</td>
<td>16.7%</td>
<td>0.0%</td>
<td>0.0%</td>
<td>50.0%</td>
</tr>
<tr>
<td>Madeqehm West</td>
<td>27.3%</td>
<td>27.3%</td>
<td>18.1%</td>
<td>18.2%</td>
<td>9.1%</td>
</tr>
</tbody>
</table>

Detail by residency --

<table>
<thead>
<tr>
<th>Residency</th>
<th>Strongly Agree</th>
<th>Somewhat Agree</th>
<th>Not Sure</th>
<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year-round</td>
<td>42.4%</td>
<td>30.5%</td>
<td>8.5%</td>
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<td>16.9%</td>
</tr>
<tr>
<td>Seasonal</td>
<td>35.4%</td>
<td>31.1%</td>
<td>10.9%</td>
<td>9.2%</td>
<td>13.4%</td>
</tr>
<tr>
<td>Live elsewhere</td>
<td>31.3%</td>
<td>31.3%</td>
<td>25.0%</td>
<td>6.2%</td>
<td>6.2%</td>
</tr>
</tbody>
</table>

Observations –

- A combined 68.0% AGREE with this initiative…while only a combined 20.6% DISAGREE.

- All five of Tom Nevers’ sub-neighborhoods share this view to a greater or lesser extent…with the exception of property owners on Tom Nevers Road, who are split 50-50 in their opinion.

- All categories of property owners—year-rounders, seasonal residents, and property owners who live elsewhere—are in favor of this initiative.
Statement #17…

“A paved bike path should be built along Tom Nevers Road, extending from Milestone Road to Tom Nevers Field.”

Response –

<table>
<thead>
<tr>
<th></th>
<th>Strongly Agree</th>
<th>Somewhat Agree</th>
<th>Not Sure</th>
<th>Somewhat Disagree</th>
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<tbody>
<tr>
<td>All Respondents</td>
<td>47.4%</td>
<td>28.9%</td>
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Detail by sub-neighborhood --

<table>
<thead>
<tr>
<th></th>
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</thead>
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</tr>
<tr>
<td>TN West</td>
<td>59.0%</td>
<td>33.3%</td>
<td>0.0%</td>
<td>2.6%</td>
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</tr>
<tr>
<td>TN South</td>
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<td>25.7%</td>
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<td>0.0%</td>
<td>8.6%</td>
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<tr>
<td>TN Road</td>
<td>58.3%</td>
<td>8.3%</td>
<td>0.0%</td>
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</tr>
<tr>
<td>Madeqchm West</td>
<td>54.6%</td>
<td>27.3%</td>
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<tr>
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<td>43.8%</td>
<td>50.0%</td>
<td>0.0%</td>
<td>0.0%</td>
<td>6.2%</td>
</tr>
</tbody>
</table>

Observations –

- A combined 76.3% AGREE with this initiative…while only a combined 16.0% DISAGREE.

- All five of Tom Nevers’ sub-neighborhoods strongly share this view…as do all categories of property owners—year-rounders, seasonal residents, and property owners who live elsewhere.
Statement #18…

“If funds are unavailable to build a paved bike path along Tom Nevers Road, an unpaved bike path should be built adjacent to conservation land to the west of Tom Nevers West.”

Response –

<table>
<thead>
<tr>
<th></th>
<th>Strongly Agree</th>
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<th>Not Sure</th>
<th>Somewhat Disagree</th>
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</thead>
<tbody>
<tr>
<td>All Respondents</td>
<td>16.5%</td>
<td>27.8%</td>
<td>26.3%</td>
<td>8.2%</td>
<td>21.2%</td>
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Detail by sub-neighborhood --

<table>
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<tr>
<th>Sub-neighborhood</th>
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</tr>
</thead>
<tbody>
<tr>
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<tr>
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<td>35.9%</td>
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<tr>
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</tbody>
</table>

Observations –

- This initiative is controversial. Only a combined 44.3% AGREE with this initiative…while a combined 29.4% DISAGREE and a significant 26.3% are simply NOT SURE—perhaps indicating that they would need more specific information before making a decision.

- TN Road is the only sub-neighborhood expressing strong disagreement to this initiative…with 25% for it and 50.0% against. All categories of property owners—year-rounders, seasonal residents, and property owners who live elsewhere…generally support this initiative.
Statement #19…

“For safety reasons, the foliage along Tom Nevers Road should be cut back at least 6-feet on each side.”

Response –

<table>
<thead>
<tr>
<th></th>
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<th>Not Sure</th>
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</thead>
<tbody>
<tr>
<td>All Respondents</td>
<td>38.7%</td>
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</tr>
</tbody>
</table>

Observations –

- A combined 67.6% AGREE with this initiative…while only a combined 22.1% DISAGREE.

- All five of Tom Nevers’ sub-neighborhoods support this initiative…most by a very large majority. The one exception is property owners on Tom Nevers Road itself, where only a slim majority is in favor. All categories of property owners—year-rounders, seasonal residents, and property owners who live elsewhere…strongly favor this initiative.
Statement #20…

“The intersection at Tom Nevers Road and Milestone Road is dangerous and needs improvement.”

Response –

<table>
<thead>
<tr>
<th></th>
<th>Strongly Agree</th>
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<th>Not Sure</th>
<th>Somewhat Disagree</th>
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<tbody>
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</tr>
<tr>
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<td>Madequecham West</td>
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Detail by residency --

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<td>37.4%</td>
<td>18.8%</td>
<td>0.0%</td>
</tr>
</tbody>
</table>

Observations –

- This initiative is controversial. While on an overall basis, a combined 48.5% AGREE and a combined 38.6% DISAGREE with this initiative...this level of moderate support is distorted by the strong support of property owners in TN East and TN West. In contrast, the large majority of property owners in TN South, TN Road and Madequecham West disagree.

- Year-rounders, seasonal residents, and property owners who live elsewhere...all generally support this initiative.
Statement #21…

“Many of the private dirt roads in the Greater Tom Nevers Area are in very poor condition and an ordinance should be passed to require that the abutter-owners of these roads keep them in passable condition…either personally or through a cooperative property-owners association.”

Response –

<table>
<thead>
<tr>
<th></th>
<th>Strongly Agree</th>
<th>Somewhat Agree</th>
<th>Not Sure</th>
<th>Somewhat Disagree</th>
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</thead>
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<tr>
<td>All Respondents</td>
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Detail by sub-neighborhood --

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</tr>
</tbody>
</table>

Observations –

- This initiative too is controversial. While on an overall basis, a combined 52.6% AGREE and a combined 32.5% DISAGREE with this initiative…this level of strong support comes exclusively from property owners in TN East, TN West and TN South. In contrast, property owners on TN Road and in Madequecham West overwhelmingly disagree.

- Year-rounders, seasonal residents, and property owners who live elsewhere…all generally support this initiative.
Statement #22…

“There is a growing problem with some negligent absentee-landlords buying Tom Nevers properties for employee housing or rental income…and then allowing these properties to deteriorate and become eyesores.”

Response –

<table>
<thead>
<tr>
<th></th>
<th>Strongly Agree</th>
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</tr>
<tr>
<td>Live elsewhere</td>
<td>6.3%</td>
<td>31.3%</td>
<td>56.1%</td>
<td>0.0%</td>
<td>6.3%</td>
</tr>
</tbody>
</table>

Observations –

- A combined 57.2% AGREE with this statement…while only a combined 6.7% DISAGREE.

- All five of Tom Nevers’ sub-neighborhoods are in agreement…and all categories of property owners—year-rounders, seasonal residents, and property owners who live elsewhere…strongly agree.

- It should be noted that a high percentage of respondents say they are NOT SURE…indicating perhaps that they have not personally experienced this problem.
Statement #23…

“There is a growing problem with some Tom Nevers property owners who run disruptive commercial businesses from their homes.”

Response –

<table>
<thead>
<tr>
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<tbody>
<tr>
<td>All Respondents</td>
<td>23.2%</td>
<td>20.1%</td>
<td>44.8%</td>
<td>6.7%</td>
<td>5.2%</td>
</tr>
</tbody>
</table>

Detail by sub-neighborhood --

<table>
<thead>
<tr>
<th>Sub-neighborhood</th>
<th>Strongly Agree</th>
<th>Somewhat Agree</th>
<th>Not Sure</th>
<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>TN East</td>
<td>28.4%</td>
<td>24.2%</td>
<td>41.1%</td>
<td>4.2%</td>
<td>2.1%</td>
</tr>
<tr>
<td>TN West</td>
<td>20.5%</td>
<td>17.9%</td>
<td>41.1%</td>
<td>12.8%</td>
<td>7.7%</td>
</tr>
<tr>
<td>TN South</td>
<td>17.1%</td>
<td>17.1%</td>
<td>45.8%</td>
<td>8.6%</td>
<td>11.4%</td>
</tr>
<tr>
<td>TN Road</td>
<td>16.7%</td>
<td>16.7%</td>
<td>58.3%</td>
<td>8.3%</td>
<td>0.0%</td>
</tr>
<tr>
<td>Madeqehm West</td>
<td>18.2%</td>
<td>9.1%</td>
<td>72.7%</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
</tbody>
</table>

Detail by residency --

<table>
<thead>
<tr>
<th>Residency</th>
<th>Strongly Agree</th>
<th>Somewhat Agree</th>
<th>Not Sure</th>
<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year-round</td>
<td>25.4%</td>
<td>22.0%</td>
<td>27.1%</td>
<td>13.6%</td>
<td>11.9%</td>
</tr>
<tr>
<td>Seasonal</td>
<td>24.4%</td>
<td>17.6%</td>
<td>52.9%</td>
<td>3.4%</td>
<td>1.7%</td>
</tr>
<tr>
<td>Live elsewhere</td>
<td>6.3%</td>
<td>31.3%</td>
<td>48.8%</td>
<td>6.3%</td>
<td>6.3%</td>
</tr>
</tbody>
</table>

Observations –

- A combined 43.3% AGREE with this statement…while only a combined 11.9% DISAGREE.

- All five of Tom Nevers’ sub-neighborhoods are in agreement…and all categories of property owners—year-rounders, seasonal residents, and property owners who live elsewhere…strongly agree.

- It should be noted that a very high percentage of respondents say they are NOT SURE…indicating perhaps that they have not personally experienced this problem.
Statement #24…

“We need to do a better job in Tom Nevers of enforcing existing regulations and bylaws that cover building code and zoning code violations, light and noise pollution, etc.”

Response –

<table>
<thead>
<tr>
<th></th>
<th>Strongly Agree</th>
<th>Somewhat Agree</th>
<th>Not Sure</th>
<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Respondents</td>
<td>45.9%</td>
<td>26.3%</td>
<td>17.5%</td>
<td>6.7%</td>
<td>3.6%</td>
</tr>
</tbody>
</table>

Detail by sub-neighborhood --

<table>
<thead>
<tr>
<th></th>
<th>Strongly Agree</th>
<th>Somewhat Agree</th>
<th>Not Sure</th>
<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>TN East</td>
<td>53.7%</td>
<td>25.3%</td>
<td>13.6%</td>
<td>4.2%</td>
<td>3.2%</td>
</tr>
<tr>
<td>TN West</td>
<td>41.0%</td>
<td>23.1%</td>
<td>23.1%</td>
<td>7.7%</td>
<td>5.1%</td>
</tr>
<tr>
<td>TN South</td>
<td>34.3%</td>
<td>37.1%</td>
<td>11.4%</td>
<td>14.3%</td>
<td>2.9%</td>
</tr>
<tr>
<td>TN Road</td>
<td>41.7%</td>
<td>25.0%</td>
<td>25.0%</td>
<td>8.3%</td>
<td>0.0%</td>
</tr>
<tr>
<td>Madeqehm West</td>
<td>36.4%</td>
<td>18.2%</td>
<td>45.5%</td>
<td>0.0%</td>
<td>0.0%</td>
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Detail by residency --

<table>
<thead>
<tr>
<th></th>
<th>Strongly Agree</th>
<th>Somewhat Agree</th>
<th>Not Sure</th>
<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year-round</td>
<td>49.2%</td>
<td>22.0%</td>
<td>10.1%</td>
<td>8.5%</td>
<td>10.2%</td>
</tr>
<tr>
<td>Seasonal</td>
<td>44.5%</td>
<td>29.4%</td>
<td>18.6%</td>
<td>6.7%</td>
<td>0.8%</td>
</tr>
<tr>
<td>Live elsewhere</td>
<td>43.8%</td>
<td>18.8%</td>
<td>37.4%</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
</tbody>
</table>

Observations –

- A combined 72.2% AGREE with this statement…while only a combined 10.3% DISAGREE.
- All five of Tom Nevers’ sub-neighborhoods strongly share this view…as do all categories of property owners—year-rounders, seasonal residents, and property owners who live elsewhere.
Statement #25…

“Tom Nevers West would benefit greatly if it had its own property-owners association to help manage its neighborhood improvements and growth.”

Response –

<table>
<thead>
<tr>
<th></th>
<th>Strongly Agree</th>
<th>Somewhat Agree</th>
<th>Not Sure</th>
<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Respondents</td>
<td>33.5%</td>
<td>23.2%</td>
<td>34.0%</td>
<td>2.1%</td>
<td>7.2%</td>
</tr>
</tbody>
</table>

Detail by sub-neighborhood --

<table>
<thead>
<tr>
<th>Sub-neighborhood</th>
<th>Strongly Agree</th>
<th>Somewhat Agree</th>
<th>Not Sure</th>
<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>TN East</td>
<td>44.2%</td>
<td>23.2%</td>
<td>29.4%</td>
<td>0.0%</td>
<td>3.2%</td>
</tr>
<tr>
<td>TN West</td>
<td>30.8%</td>
<td>23.1%</td>
<td>25.6%</td>
<td>23.1%</td>
<td>15.4%</td>
</tr>
<tr>
<td>TN South</td>
<td>17.1%</td>
<td>25.7%</td>
<td>51.4%</td>
<td>2.9%</td>
<td>2.9%</td>
</tr>
<tr>
<td>TN Road</td>
<td>25.0%</td>
<td>8.3%</td>
<td>33.4%</td>
<td>8.3%</td>
<td>25.0%</td>
</tr>
<tr>
<td>Madeqchm West</td>
<td>18.2%</td>
<td>27.3%</td>
<td>54.5%</td>
<td>0.0%</td>
<td>0.0%</td>
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Detail by residency --

<table>
<thead>
<tr>
<th>Residency</th>
<th>Strongly Agree</th>
<th>Somewhat Agree</th>
<th>Not Sure</th>
<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year-round</td>
<td>44.1%</td>
<td>22.0%</td>
<td>16.9%</td>
<td>3.4%</td>
<td>13.6%</td>
</tr>
<tr>
<td>Seasonal</td>
<td>28.7%</td>
<td>25.2%</td>
<td>40.3%</td>
<td>0.8%</td>
<td>5.0%</td>
</tr>
<tr>
<td>Live elsewhere</td>
<td>31.3%</td>
<td>12.5%</td>
<td>49.9%</td>
<td>6.3%</td>
<td>0.0%</td>
</tr>
</tbody>
</table>

Observations –

- A combined 56.7% AGREE with this statement…while only a combined 9.3% DISAGREE. Significantly, on an overall basis, 34.0% say they are NOT SURE.

- Property owners in TN West…the area most directly affected…agree by a 53.9% vs. 38.5% margin, while those on TN Road are evenly split at 33.0% vs. 33.3%.

- All categories of property owners—year-rounders, seasonal residents, and property owners who live elsewhere…strongly agree with this statement.
Statement #26…

“Through a zoning change, we should reduce the minimum size for a building lot in Tom Nevers West from its current 3-acre size (LUG-3) to 1-acre size (LUG-1).”

Response –

<table>
<thead>
<tr>
<th>All Respondents</th>
<th>Strongly Agree</th>
<th>Somewhat Agree</th>
<th>Not Sure</th>
<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>6.7%</td>
<td>3.6%</td>
<td>7.2%</td>
<td>8.8%</td>
<td>73.7%</td>
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</table>

Detail by sub-neighborhood --

<table>
<thead>
<tr>
<th></th>
<th>Strongly Agree</th>
<th>Somewhat Agree</th>
<th>Not Sure</th>
<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>TN East</td>
<td>1.1%</td>
<td>5.3%</td>
<td>7.3%</td>
<td>6.3%</td>
<td>80.0%</td>
</tr>
<tr>
<td>TN West</td>
<td>20.5%</td>
<td>2.6%</td>
<td>10.3%</td>
<td>7.7%</td>
<td>59.0%</td>
</tr>
<tr>
<td>TN South</td>
<td>8.6%</td>
<td>0.0%</td>
<td>8.5%</td>
<td>14.3%</td>
<td>68.6%</td>
</tr>
<tr>
<td>TN Road</td>
<td>8.3%</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
<td>91.7%</td>
</tr>
<tr>
<td>Madeqhm West</td>
<td>0.0%</td>
<td>9.1%</td>
<td>0.0%</td>
<td>27.3%</td>
<td>63.6%</td>
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</table>

Detail by residency --

<table>
<thead>
<tr>
<th></th>
<th>Strongly Agree</th>
<th>Somewhat Agree</th>
<th>Not Sure</th>
<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year-round</td>
<td>11.9%</td>
<td>1.7%</td>
<td>3.3%</td>
<td>5.1%</td>
<td>78.0%</td>
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<tr>
<td>Seasonal</td>
<td>4.2%</td>
<td>3.4%</td>
<td>8.4%</td>
<td>10.1%</td>
<td>73.9%</td>
</tr>
<tr>
<td>Live elsewhere</td>
<td>6.3%</td>
<td>12.5%</td>
<td>12.3%</td>
<td>12.5%</td>
<td>56.3%</td>
</tr>
</tbody>
</table>

Observations –

- A combined 82.5% DISAGREE with this initiative…as do the vast majority of property owners in all sub-neighborhoods and categories of property owners.

- Within TN West…the area most directly affected…only a combined 23.1% AGREE with this initiative. (Among year-round property owners in TN West…fewer than 4-in-10 agree. Among seasonal property owners in TN West…fewer than 2-in-10 agree. But among absentee-owners in TN West…greater than 6-in-10 agree.)
Statement #27…

“There are at least two-months of all the property-owners in Tom Nevers West favored reducing the minimum size for a building lot in their area from its current 3-acre size (LUG-3) to 1-acre size (LUG-1)... we should support their request for a zoning change at Town Meeting.”

Response –

<table>
<thead>
<tr>
<th></th>
<th>Strongly Agree</th>
<th>Somewhat Agree</th>
<th>Not Sure</th>
<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Respondents</td>
<td>6.7%</td>
<td>9.8%</td>
<td>10.8%</td>
<td>9.3%</td>
<td>63.4%</td>
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</table>

Detail by sub-neighborhood --

<table>
<thead>
<tr>
<th>Sub-neighborhood</th>
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<th>Somewhat Agree</th>
<th>Not Sure</th>
<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>TN East</td>
<td>2.1%</td>
<td>10.5%</td>
<td>11.6%</td>
<td>7.4%</td>
<td>68.4%</td>
</tr>
<tr>
<td>TN West</td>
<td>20.5%</td>
<td>10.3%</td>
<td>15.4%</td>
<td>5.1%</td>
<td>48.7%</td>
</tr>
<tr>
<td>TN South</td>
<td>8.6%</td>
<td>8.6%</td>
<td>5.7%</td>
<td>17.1%</td>
<td>60.0%</td>
</tr>
<tr>
<td>TN Road</td>
<td>0.0%</td>
<td>8.3%</td>
<td>8.4%</td>
<td>8.3%</td>
<td>75.0%</td>
</tr>
<tr>
<td>Madeqchm West</td>
<td>0.0%</td>
<td>9.1%</td>
<td>9.1%</td>
<td>18.2%</td>
<td>63.6%</td>
</tr>
</tbody>
</table>

Detail by residency --

<table>
<thead>
<tr>
<th>Residency</th>
<th>Strongly Agree</th>
<th>Somewhat Agree</th>
<th>Not Sure</th>
<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year-round</td>
<td>13.6%</td>
<td>3.4%</td>
<td>5.0%</td>
<td>11.9%</td>
<td>66.1%</td>
</tr>
<tr>
<td>Seasonal</td>
<td>3.4%</td>
<td>12.6%</td>
<td>13.4%</td>
<td>6.7%</td>
<td>63.9%</td>
</tr>
<tr>
<td>Live elsewhere</td>
<td>6.3%</td>
<td>12.5%</td>
<td>12.4%</td>
<td>18.8%</td>
<td>50.0%</td>
</tr>
</tbody>
</table>

Observations –

- A combined 72.7% DISAGREE with this initiative…as do the vast majority of property owners in all sub-neighborhoods and categories of property owners.

- Even within TN West…the area most directly affected…only a combined 30.8% AGREE with this initiative.
Statement #28…

“If building lots in Tom Nevers West are down-zoned from 3-acre size (LUG-3) to 1-acre size (LUG-1)…it will have little-to-no effect on the rest of the Greater Tom Nevers Area.”

Response –

<table>
<thead>
<tr>
<th></th>
<th>Strongly Agree</th>
<th>Somewhat Agree</th>
<th>Not Sure</th>
<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Respondents</td>
<td>5.2%</td>
<td>3.6%</td>
<td>4.6%</td>
<td>13.9%</td>
<td>72.7%</td>
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Detail by sub-neighborhood --

<table>
<thead>
<tr>
<th>Sub-neighborhood</th>
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<th>Somewhat Agree</th>
<th>Not Sure</th>
<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>TN East</td>
<td>2.1%</td>
<td>2.1%</td>
<td>4.3%</td>
<td>16.8%</td>
<td>74.7%</td>
</tr>
<tr>
<td>TN West</td>
<td>17.9%</td>
<td>5.1%</td>
<td>7.7%</td>
<td>10.3%</td>
<td>59.0%</td>
</tr>
<tr>
<td>TN South</td>
<td>2.9%</td>
<td>8.6%</td>
<td>5.7%</td>
<td>5.7%</td>
<td>77.0%</td>
</tr>
<tr>
<td>TN Road</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
<td>100.0%</td>
</tr>
<tr>
<td>Madeqehm West</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
<td>36.4%</td>
<td>63.6%</td>
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Detail by residency --

<table>
<thead>
<tr>
<th>Residency</th>
<th>Strongly Agree</th>
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<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
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<tbody>
<tr>
<td>Year-round</td>
<td>11.8%</td>
<td>5.1%</td>
<td>0.0%</td>
<td>10.2%</td>
<td>72.9%</td>
</tr>
<tr>
<td>Seasonal</td>
<td>2.5%</td>
<td>2.5%</td>
<td>5.0%</td>
<td>15.2%</td>
<td>74.8%</td>
</tr>
<tr>
<td>Live elsewhere</td>
<td>0.0%</td>
<td>6.3%</td>
<td>18.6%</td>
<td>18.8%</td>
<td>56.3%</td>
</tr>
</tbody>
</table>

Observations –

- A combined 86.6% DISAGREE with this statement…as do the vast majority of property owners in all sub-neighborhoods and categories of property owners.
- Even within TN West…a combined 69.3% DISAGREE with this statement.
Statement #29…

“To assure the continued safety of our well water, we should encourage the exclusive use of non-contaminating lawn and garden chemicals in the Greater Tom Nevers Area.”

Response –

<table>
<thead>
<tr>
<th></th>
<th>Strongly Agree</th>
<th>Somewhat Agree</th>
<th>Not Sure</th>
<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Respondents</td>
<td>67.5%</td>
<td>18.1%</td>
<td>8.8%</td>
<td>1.0%</td>
<td>4.6%</td>
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</table>

Detail by sub-neighborhood --

<table>
<thead>
<tr>
<th></th>
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<td>9.5%</td>
<td>6.3%</td>
<td>0.0%</td>
</tr>
<tr>
<td>TN West</td>
<td>71.8%</td>
<td>20.5%</td>
<td>5.1%</td>
<td>2.6%</td>
<td>0.0%</td>
</tr>
<tr>
<td>TN South</td>
<td>62.9%</td>
<td>20.0%</td>
<td>8.5%</td>
<td>5.7%</td>
<td>2.9%</td>
</tr>
<tr>
<td>TN Road</td>
<td>75.0%</td>
<td>8.3%</td>
<td>16.7%</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
<tr>
<td>Madeqchm West</td>
<td>72.7%</td>
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<td>0.0%</td>
</tr>
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</table>

Detail by residency --

<table>
<thead>
<tr>
<th></th>
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<th>Not Sure</th>
<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year-round</td>
<td>61.0%</td>
<td>20.3%</td>
<td>11.9%</td>
<td>3.4%</td>
<td>3.4%</td>
</tr>
<tr>
<td>Seasonal</td>
<td>71.4%</td>
<td>14.3%</td>
<td>8.4%</td>
<td>5.9%</td>
<td>0.0%</td>
</tr>
<tr>
<td>Live elsewhere</td>
<td>62.5%</td>
<td>37.5%</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
</tbody>
</table>

Observations –

- A combined 85.6% AGREE with this initiative…while only a combined 5.6% DISAGREE.
- All five of Tom Nevers’ sub-neighborhoods strongly share this view…as do all categories of property owners—year-rounders, seasonal residents, and property owners who live elsewhere.
Statement #30…

“To assure the continued safety of our well water, we should encourage property owners in the Greater Tom Nevers Area to have their septic systems pumped out at least once every three years.”

Response –

<table>
<thead>
<tr>
<th></th>
<th>Strongly Agree</th>
<th>Somewhat Agree</th>
<th>Not Sure</th>
<th>Somewhat Disagree</th>
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</tr>
</thead>
<tbody>
<tr>
<td>All Respondents</td>
<td>53.1%</td>
<td>23.2%</td>
<td>12.4%</td>
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<td>4.1%</td>
</tr>
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</table>

Detail by sub-neighborhood --

<table>
<thead>
<tr>
<th>Sub-neighborhood</th>
<th>Strongly Agree</th>
<th>Somewhat Agree</th>
<th>Not Sure</th>
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<th>Strongly Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>TN East</td>
<td>52.6%</td>
<td>23.2%</td>
<td>13.6%</td>
<td>5.3%</td>
<td>5.3%</td>
</tr>
<tr>
<td>TN West</td>
<td>59.0%</td>
<td>23.1%</td>
<td>7.6%</td>
<td>10.3%</td>
<td>0.0%</td>
</tr>
<tr>
<td>TN South</td>
<td>42.9%</td>
<td>25.7%</td>
<td>14.3%</td>
<td>11.4%</td>
<td>5.7%</td>
</tr>
<tr>
<td>TN Road</td>
<td>66.7%</td>
<td>25.0%</td>
<td>0.0%</td>
<td>8.3%</td>
<td>0.0%</td>
</tr>
<tr>
<td>Madeqchm West</td>
<td>54.6%</td>
<td>18.2%</td>
<td>27.2%</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
</tbody>
</table>

Detail by residency --

<table>
<thead>
<tr>
<th>Residency</th>
<th>Strongly Agree</th>
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</thead>
<tbody>
<tr>
<td>Year-round</td>
<td>57.6%</td>
<td>23.7%</td>
<td>6.8%</td>
<td>5.1%</td>
<td>6.8%</td>
</tr>
<tr>
<td>Seasonal</td>
<td>52.1%</td>
<td>22.7%</td>
<td>13.4%</td>
<td>8.4%</td>
<td>3.4%</td>
</tr>
<tr>
<td>Live elsewhere</td>
<td>43.8%</td>
<td>25.0%</td>
<td>24.9%</td>
<td>6.3%</td>
<td>0.0%</td>
</tr>
</tbody>
</table>

Observations –

- A combined 76.3% AGREE with this initiative…while only a combined 11.3% DISAGREE.
- All five of Tom Nevers’ sub-neighborhoods strongly share this view…as do all categories of property owners—year-rounders, seasonal residents, and property owners who live elsewhere.
Statement #31…

“To reduce the incidence of Lyme disease and other tick-borne diseases, we should actively encourage deer hunting in the conservation lands of the greater Tom Nevers Area.”

Response –

<table>
<thead>
<tr>
<th></th>
<th>Strongly Agree</th>
<th>Somewhat Agree</th>
<th>Not Sure</th>
<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
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</thead>
<tbody>
<tr>
<td>All Respondents</td>
<td>43.8%</td>
<td>20.6%</td>
<td>11.9%</td>
<td>9.8%</td>
<td>13.9%</td>
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Detail by sub-neighborhood --

<table>
<thead>
<tr>
<th>Sub-neighborhood</th>
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<tbody>
<tr>
<td>TN East</td>
<td>44.2%</td>
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<tr>
<td>TN West</td>
<td>30.8%</td>
<td>20.6%</td>
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<td>17.9%</td>
</tr>
<tr>
<td>TN South</td>
<td>51.4%</td>
<td>14.3%</td>
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<td>TN Road</td>
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<td>8.3%</td>
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<td>0.0%</td>
<td>33.3%</td>
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<tr>
<td>Madeqehm West</td>
<td>36.4%</td>
<td>27.2%</td>
<td>18.2%</td>
<td>18.2%</td>
<td>0.0%</td>
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Detail by residency --

<table>
<thead>
<tr>
<th>Residency</th>
<th>Strongly Agree</th>
<th>Somewhat Agree</th>
<th>Not Sure</th>
<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
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</thead>
<tbody>
<tr>
<td>Year-round</td>
<td>40.7%</td>
<td>25.4%</td>
<td>10.2%</td>
<td>10.2%</td>
<td>13.5%</td>
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<tr>
<td>Seasonal</td>
<td>47.9%</td>
<td>17.6%</td>
<td>12.6%</td>
<td>7.6%</td>
<td>14.3%</td>
</tr>
<tr>
<td>Live elsewhere</td>
<td>25.0%</td>
<td>25.0%</td>
<td>12.5%</td>
<td>25.0%</td>
<td>12.5%</td>
</tr>
</tbody>
</table>

Observations –

- A combined 64.4% AGREE with this initiative…while a combined 23.7% DISAGREE.
- All five of Tom Nevers’ sub-neighborhoods strongly share this view…as do all categories of property owners—year-rounders, seasonal residents, and property owners who live elsewhere.
Statement #32…

“To further thin out the deer herd in our Area, we should encourage private property owners to authorize qualified bow hunters to hunt on their property.”

Response –

<table>
<thead>
<tr>
<th></th>
<th>Strongly Agree</th>
<th>Somewhat Agree</th>
<th>Not Sure</th>
<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Respondents</td>
<td>33.5%</td>
<td>18.0%</td>
<td>11.9%</td>
<td>8.2%</td>
<td>28.4%</td>
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</table>

Detail by sub-neighborhood --

<table>
<thead>
<tr>
<th>Sub-neighborhood</th>
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<th>Not Sure</th>
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</tr>
</thead>
<tbody>
<tr>
<td>TN East</td>
<td>38.9%</td>
<td>14.7%</td>
<td>9.5%</td>
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<td>27.4%</td>
</tr>
<tr>
<td>TN West</td>
<td>23.1%</td>
<td>17.9%</td>
<td>23.1%</td>
<td>5.1%</td>
<td>30.8%</td>
</tr>
<tr>
<td>TN South</td>
<td>31.4%</td>
<td>28.6%</td>
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<td>11.4%</td>
<td>22.9%</td>
</tr>
<tr>
<td>TN Road</td>
<td>25.0%</td>
<td>0.0%</td>
<td>16.7%</td>
<td>0.0%</td>
<td>58.3%</td>
</tr>
<tr>
<td>Madeqchm West</td>
<td>27.3%</td>
<td>36.4%</td>
<td>9.0%</td>
<td>9.1%</td>
<td>18.2%</td>
</tr>
</tbody>
</table>

Detail by residency --

<table>
<thead>
<tr>
<th>Residency</th>
<th>Strongly Agree</th>
<th>Somewhat Agree</th>
<th>Not Sure</th>
<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year-round</td>
<td>37.3%</td>
<td>16.9%</td>
<td>5.1%</td>
<td>10.2%</td>
<td>30.5%</td>
</tr>
<tr>
<td>Seasonal</td>
<td>32.8%</td>
<td>16.8%</td>
<td>16.8%</td>
<td>6.7%</td>
<td>26.9%</td>
</tr>
<tr>
<td>Live elsewhere</td>
<td>25.0%</td>
<td>31.3%</td>
<td>0.0%</td>
<td>12.5%</td>
<td>31.2%</td>
</tr>
</tbody>
</table>

Observations –

- A combined 51.5% AGREE with this initiative…while a combined 36.6% DISAGREE.

- With the exception of property owners on TN Road…who are overwhelmingly against this initiative by a greater than 2-to-1 margin …all other Tom Nevers’ sub-neighborhoods are largely in favor of this initiative…as are all categories of property owners—year-rounders, seasonal residents, and property owners who live elsewhere.
Section 3 -- Verbatim Comments—

Following Statement #32 in the survey questionnaire, respondents were asked to detail “What would you most like to see included in our Area Plan for the Greater Tom Nevers Area?” In this section…verbatim comments from 165 of the survey’s respondents are reported…organized by sub-neighborhood and type of residency.

Q. 33 – What would you most like to see included in our Area Plan for the Greater Tom Nevers Area?

<table>
<thead>
<tr>
<th>Tom Nevers East – Year-round Property Owners—</th>
</tr>
</thead>
<tbody>
<tr>
<td>“No change in zoning! We bought here because of the large 120,000 square foot lot requirements. There is no constitutional right to live in Tom Nevers. If people can’t afford it, they have to go somewhere else, including off-Island. Do not cheapen the area by down-sizing lots to bring in more homes!”</td>
</tr>
<tr>
<td>“Need bike path down east side of Tom Nevers Road.”</td>
</tr>
<tr>
<td>“If down-sizing is permitted in Tom Nevers West to LUG-1, then those property owners selling a portion of their lots should only be allowed to sell under the Nantucket Housing Needs Covenant Program and not be allowed to try to capitalize at current market value.”</td>
</tr>
<tr>
<td>“A plan for keeping low density housing. A plan for groundwater protection. A plan for enforcement of regulations. A plan for enhancing quality of life issues (e.g. noise, lights, dogs, speeding, etc.).”</td>
</tr>
<tr>
<td>“Tom Nevers is very nice as it is. Any changes should be minimal and voluntary.”</td>
</tr>
<tr>
<td>“Nothing to compromise the integrity of ALL Greater Tom Nevers as we enjoy it today.”</td>
</tr>
<tr>
<td>“Restrictions on the number of vehicles…both personal and business…that can be parked on individual lots (cars, boats, trucks, vans, etc.). Protection of all roads from damage by construction vehicles. Property owners building or reconstructing houses should be responsible for damage to roads and verges.”</td>
</tr>
<tr>
<td>“Leave zoning at 3-acres. Encourage good behavior and consideration of others. Maintain public spaces and roads in excellent condition. Improve bike paths. Eliminate home businesses which interfere with the residential use of abutting properties.”</td>
</tr>
<tr>
<td>“We need to keep it the way it is. Wish we could have what it was 20 years ago! (Can we limit house sizes?) Where do these people think they are living? 20 years ago, no one wanted to live out here. And development here was scandalous too. Remember…”No Moor Houses?” Now, some owners are slobs and have abandoned cars in their yards. Some people have their outside lights on 24-hours a day, when only in their houses 30 days a year total.”</td>
</tr>
<tr>
<td>“Re down-zoning—Let’s become a Levittown, NJ!! (Duh!”)</td>
</tr>
</tbody>
</table>
“Tom Nevers East needs to re-address the fire hydrant issue. As more of us are ending up in the “MA pool”, we are being assessed $500 a year more on our insurance due to distance from the nearest fire hydrant. We need real professionals to do the work this time. Attitude of POATNE Board is cavalier…people are angry.”

“NRTA should operate longer (season) and later (time) and be free (cost) to encourage less use of cars. Mid-Island provides affordable-housing….not every neighborhood should have to. Consider hooking into the Sconset sewer plant. Maintain residential nature of area.”

“NRTA to beach.”

“Street lights on Tom Nevers Road…and a bike or walking path on Tom Nevers Road.”

“Build a nice neat shed at Chuck Hollow Road and Milestone Road for mail boxes.”

“We think beach access is a key issue! Many (most?) informal (un-deeded) access points have been closed and even deeded access points have been denied. We’re not talking about open public access; we mean access for neighbors who have historically used certain access points to the beach within Tom Nevers. Perhaps this is part of the “neighborliness” of the area which we don’t want to see diminished as the character and the priorities and/or owners inevitably change.”

“Keep it people friendly.”

“Island ban on over-wide SUVs (Hummers).”

“A general store (convenience store) soon!”

“Maybe an area where a small store would exist. Work on Tom Nevers Field.”

**Tom Nevers East – Seasonal Property Owners—**

“Building fewer second dwellings on properties less than 3-acres or larger. Restrict calling the original dwelling a guest house, to allow building a mega-mansion as the new primary dwelling (i.e. 7 Parson Lane).”

“I’d like to see a plan to keep the area quiet and simple—the way it is now, with the focus on the land and open space remaining. It is what appealed to my husband and me about Tom Nevers and it is what makes our area special.”
“I am very pleased with the Tom Nevers Area as it exists today. In the words of the poet…If it ain’t broke, don’t fix it.”

“Maintain the Tom Nevers Area as described in Q. 2 of this survey. Avoid over-development. Do not reduce lot sizes. Keep the conservation areas forever wild, with only limited pruning to preserve the grasslands.”

“Given the exorbitant costs of home insurance, it is disgraceful that large areas of Tom Nevers East are not within (insurance company defined) distances from a standard fire hydrant. The payback in reduced insurance premiums would clearly justify the installation assessment. Where does the Board stand on this issue?”

“Do not down-size zoning in Tom Nevers.”

“Discourage commercial vehicle parking. Take pride in appearance of property. We like mail delivery at ‘Sconset PO.”

“Remove debris from Tom Nevers Road/Beach. A portion of revenues from activities on Tom Nevers Field should be dedicated to improvements or maintenance of the other public areas of Tom Nevers.”

“Deer hunting is OK, but hunters leave remains right in your yard/lawn. They should remove the remains or clear it out to the brush.”

“The idea of requiring certificates ($100) to rent your house for 30 days or more is very, very bad. Another example of local government excess—unlawful seizure of property.”

“We need a seasonal owner association to stop/challenge year-round resident excesses and tax-exempt parties. Coastal Rhode Island has organized to preserve the rights of seasonal owners. So should Tom Nevers.”

“We would love to see the issue of air traffic noise addressed. Private jets still fly over the island wherever they want and don’t follow the same rules as the small planes. What can be done about this? Very disruptive to the overall goal of Q1. The quality of life in the Tom Nevers Area is diminished because of this issue.”

“Keep it LUG-3.”

“Having property owners stop using their properties for business purposes…storage of raw materials, vehicles, and other eyesore items.”

“NRTA going to Tom Nevers Field.”

“Encourage compliance with Historic Commission recommendations to maintain Nantucket Characteristics. Explore regulations that would prevent over-development of land in the Greater Tom Nevers Area.”

“A small car parking area near the intersection of Tom Nevers Road and Milestone Road to permit non-cyclists to be able to have access to NRTA.”
“We have several “boarding houses” in our Tom Nevers East section and it seems to me that it should be stopped. If not by our current zoning laws, then we should keep after the Health Department to inspect conditions and perhaps septic tank violations.”

“There should be a time limit to finish construction projects. Currently, as long as there is some progress, a project could go on indefinitely. The house at 6 Heath Lane for instance has been under construction for over 10 years!”

“Clearing scrub oak so natural grasses and plants can grow.”

“Protecting privacy.”

“More frequent discussion on matters concerning POATNE and Tom Nevers in full, using modern communication channels such as net meetings or conference calling. The issues are far too important not to engage in this type of communication. Further, we should perhaps invest in the creation of a website with bulletin boards and chat rooms as another avenue to encourage this type of discourse.”

“Deer control is essential. I would like to see controlled hunts, not open hunting.”

“Affordable housing is important and we would like to see young families settle in the area year-round. But I don’t think we should allow habitable second dwellings that can be rented out.”

“The deer are very destructive—we strongly support deer hunting in all parts of our Area. We are supposed to have guaranteed deeded access to the beach, but it simply doesn’t exist. Why?”

“Local postal delivery.”

“Nantucket needs affordable housing, but it should be in a more clustered area and nearer to shops and schools…rather than in Tom Nevers. Trimming bushes at street entrances is important for safety. Reducing airplane noise is important…also home party noise. Something should be done about uncared-for property and excessive parking on roads. We mainly like Tom Nevers as it is.”

“A bike path and restoration of Tom Nevers Field area. Cleaning up beach and improving playground.”

“Tom Nevers Road is a speedway. I spoke to an engineer to get suggestions on viable solutions. One way is to build in garden type medians at intervals along Tom Nevers Road. There is a bad blind area at the curve near Old Tom Nevers Road—and when walking to the beach or Tom Never Field, I am often fearful for all, especially children who find themselves facing a car, pick up, or truck going very fast. Can you help with this?”

“Clean up, improve Tom Nevers Field, but keep it to low key activities. Address speeding problems on Tom Nevers Road. Assure that beach access remains at the east end of Wanoma Way. Encourage more underground wiring, especially along Tom Nevers Road. Encourage tear-down of Loran tower and unsightly Coast Guard building on Low Beach. Encourage ways to minimize hillbilly appearance of properties (e.g. along Tom Nevers Road—too many places look like junk yards.)”

“Keep LUG-3 zoning! Only 4 houses in TN West were built there before LUG-3 zoning became law. Every TN West homeowner since then built/bought knowing the 3-acre zoning rules. It isn’t fair to all of us who bought here for the privacy that LUG-3 provides, to try to change the rules now. Once the zoning in TN is broken, the flood gates to down-zoning area-wide will be opened—changing irrevocably the whole character of our Tom Nevers. We can’t allow that to happen!!!”

<table>
<thead>
<tr>
<th>Tom Nevers East – Own Property in TN East, but live elsewhere —</th>
</tr>
</thead>
<tbody>
<tr>
<td>“Makes more sense to have affordable housing closer to town and schools.”</td>
</tr>
<tr>
<td>“Re ongoing maintenance of private dirt roads…the Vestal Street Association in Town has an approach worth looking into.”</td>
</tr>
<tr>
<td>“Maintain the beauty of the Tom Nevers Area by keeping it as it is now.”</td>
</tr>
<tr>
<td>“Small park areas.”</td>
</tr>
<tr>
<td>“Keeping the zoning as is. We love Tom Nevers just as it is!”</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Tom Nevers West– Year-round Property Owners—</th>
</tr>
</thead>
<tbody>
<tr>
<td>“No changes to zoning.”</td>
</tr>
<tr>
<td>“To clean out the deer herd, methods more humane than hunting should be used.”</td>
</tr>
<tr>
<td>“Protection of current zoning so that our rural character is forever protected. Second dwelling size limitations.”</td>
</tr>
<tr>
<td>“Mow and maintain “public rights-of-way” in Tom Nevers West for walking and biking. (This keeps our children safe and off Tom Nevers Road.) Talk with home-owners who are illegally parking in “public rights-of-way” as their driveways, thus blocking access through.”</td>
</tr>
</tbody>
</table>
“I am most eager to see a rezoning from LUG-3 to LUG-1. I believe island families would greatly benefit from this change, and the character and integrity of the neighborhood would not be compromised.”

“I would also love to see a paved bike path along Tom Nevers Road, an improved bus stop at the corner of Tom Nevers Road and Milestone Road, and improvements to Tom Nevers Field.”

“There are a great many subjective or suggestive questions in this survey—the intent of which I believe is out of the purview of the Association. I favor controlled/planned growth and quality of life improvements…but believe that market forces would best determine the future of Tom Nevers.”

“Strict enforcement of breaches of zoning by-laws (i.e. illegal dwellings, apartments). If allowed to sub-divide property under new zoning, they must pay to improve roads. Study of septic system effects on wells, with proposed new densities.”

“Grassed set back areas on all Tom Nevers West properties that border paper roads. Zone change permitting 1-acre parcels in Tom Nevers West, a working man’s retreat. Because of its unique amphitheater topography, most homes will have water views. Development of conservation land permitting exploration, bird watching, bike riding and horseback trails. Cut back or removal of scrub oak in order to reduce the incidence of Lyme’s disease and enhance otherwise suppressed growth.”

“Walking and bike paths, developing the Navy Base, more access to beaches…all will just make Tom Nevers more busy—attracting non-residents and ruining what we have now. We should try to keep building to a minimum, as we are already over-developed in some areas. We should address the speed that people travel by inviting a police presence on Tom Nevers Road. What an eyesore a bike rack would be to Milestone and Tom Nevers Roads.”

“NEVER, EVER re-zone. It would never stop once it happens.”

“Paved bike path. Bury the utility lines at the same time. Clean up the old Navy Base property, use for recreation only! Less Government—this is America!! Country store with staples and alcohol sales at the Navy Base.”

“Better utilization of Tom Nevers Field area.”

“A separate Tom Nevers West association.”

“A village center.”
Tom Nevers West – Seasonal Property Owners—

“Traffic control and enforcement. Well water protection. Light and noise pollution controls. Low impact uses of Navy Base. Regional traffic control and enforcement on Tom Nevers Road during large events at Navy Base. Freedom of movement (eliminate “no trespassing” signs on private roads and provide for public access.) Support secondary dwellings. Restrict power tools early/late in day (lawn mowers, leaf blowers, hedge trimmers, skill saws, nail guns, etc.) Beach management. Extend NRTA down Tom Nevers Road. Bike path, sidewalks. Post speed limit signs. Encourage natural landscaping using natural plants.”


“Bus service/random stops along Tom Nevers Road. Beautify Tom Nevers Field Area & Beaches. Clean up intersection of Milestone and Tom Nevers Road.”

“Keep zoning laws as is. Walking and bike trails. Beach access.

“To keep Tom Nevers as “pristine” and unassuming as it appears. We love the solitude and charming rustic feel in this part of the Island.”

“I would like to see a restaurant similar to the West End in Madaket, where the old Navy Base used to be in Tom Nevers. Also, could the NRTA Sconset route include Tom Nevers Road, maybe twice a day?”

“We strongly do not advocate reducing the minimum size of building lots in Tom Nevers.”

“Regarding dirt roads that are in poor condition…our neighborhood (all houses on Kendrick and houses who use Kendrick as an access road) contribute $30 a year to a fund managed by a neighbor to grade Kendrick and keep it in good shape. An easy co-operative solution!”

“Bike paths!!! We need a bike path. The traffic on Tom Nevers road is dangerous for cyclists and pedestrians. Paper Roads—I don’t think it is fair that people are building over paper roads, denying access to their property owners. Deeded Beach Rights—A number of property owners have deeded beach rights. Not sure what this means, but want to make sure access is not taken away.”

“The field needs major improvements…it’s an eyesore, in my opinion. Also, controlled burns and management of the open space and scrub oak is needed. Septic maintenance and control…dirt road improvements and control…and perhaps a beautification plan for the area…would all be welcome. I wish we had a small “town” area for a general store, etc., like Sconset. I think it would add interest to our community.”

“Improvement of dirt roads.”

48
“Bike path to Tom Nevers Field and encourage use of this area for the public good (i.e. park, education, concerts, etc.)

“Development/renovation of Tom Nevers Field. Allow for a general store to be built there (similar to Madaket and “Sconset.”

“Requiring maintenance of dirt roads. Forming a Tom Nevers West Property Owners Association.”

“Plan for maintaining roads. Leave conservation lands alone. Enforce rules to make homeowners clean up abandoned or non-operational vehicles and other eyesores.

“Private road maintenance. Water quality control.”

Tom Nevers West – Own Property in TN West, but live elsewhere —

“Ban all hunting.”

Tom Nevers South – Year-round Property Owners—

“Current zoning regulations are fine, allowing secondary dwellings if qualified. But LUG-3 should not be modified.”

“We need better road signs. Cut brush at road corners. Better enforcement of 20 mph on side roads!!! Speed bumps, if necessary.”

“Have by-laws about outside lights that are left on all night. Do not permit it. All lights out by 11:00PM…not on before 6:00AM.”

“Bike path on Tom Nevers Road. Parking at TN Road/Milestone Road. Greater access to public conservation land and beaches…while respecting privately-owned land/beaches. Enforcement (real teeth) of noise and light rules. Create rules which would prohibit commercial use of residential property…i.e. Elliot weddings.”

“Daily mail delivery to Tom Nevers homes. Bike path on Tom Nevers Road. Change double line on Tom Nevers Road to allow some areas of passing…the way it used to be. Enforce light and noise laws.”

49
“RE Density—I prefer LUG-3.”

“I am very pleased by the scope of your questions. I think that my major concerns have been addressed or are being addressed…pedestrians and bicyclists along TN Road…NRTA access…TN Field and public beach access…private dirt road management…water and earth quality (i.e. water quality + quantity + septic management.)”

“All public beaches should be accessible. Roads and ways be opened (e.g. Wanoma). (Hopefully, Land Bank will build stairs down to beach on Wanoma.) NRTA down to TN Field. We should do anything possible to get rid of the deer numbers.”

“Bike path to Milestone Road. Enforcement of noise and light restrictions after 10 PM!! Restrictions on fertilizers and chemicals for lawns.”

**Tom Nevers South – Seasonal Property Owners—**

“Active attempts to maintain zoning restrictions and other means of preserving what little is left of Tom Nevers’ natural environment.”

“NRTA to Tom Nevers Field. Tennis courts at TN Field.”

“I do not want more residences, or smaller lots, or more traffic.”

“Mail delivery of some sort. Either to a central box location, or blocks of boxes located throughout Tom Nevers.”

“Old Tom Nevers Road turn paved and maintained by the Town. Also Wanoma. Roads that are dug up and disturbed should be returned to previous condition by property owner…i.e. pave, etc.”

“Restrictions on non-garage second buildings. Light discipline. Heavy tree trimming on growth between bike path and road just west of Tom Nevers Road/Milestone Road intersection to improve visibility for safety. Occasional policing for speeders on Tom Nevers Road and Coffin Road.”

“Better NRTA services and a bike path on Tom Nevers Road. Why can’t the busses carry more than 2 bikes? If access to the beaches is improved, they will need to provide lifeguards. There is a serious undertow at the beach near Tom Nevers Head.”

“Stronger NRTA access. Roads repaired and scrub cut back. Clearly defined beach access.”
“I think greater beach access, steps to the beach, removing the concrete debris from the beach at the old Navy Base, NRTA service along Tom Nevers Road, and a bike bath along Tom Nevers Road are the most important issues for our area.”

“Fine the people who throw beer cans out of moving trucks and cars.”

“Do nothing to increase building density. In fact, we want you to actively oppose all measures that would do so.”

“We support all measures that will reduce the deer population. Also, add a bike path along Tom Nevers Road—it’s dangerous today! Cut the brush back from Tom Nevers Road—this too is a safety issue. To us, all other things in the survey are just “nice to haves”.”

“We don’t want to support anything that increases density. We will support anything that reduces the deer herd.”

“Our major concerns are safety related. Tom Nevers Road is dangerous because there is no place for bikes and walkers. Cars from Tom Never West are hard to see because the foliage is so close to the road. We can’t have more use of the Navy Base for recreation if access is going to be dangerous.”

“Speed limits should be implemented to all side roads including Old Tom Nevers Road…to a max of 20 mph. We would welcome US Postal Services to the Area even if there is a cost associated with it.”

“Preserve water quality. Bike path from Milestone to Tom Nevers Field. Environmentally-sensitive development. Clean up Tom Nevers Field and expand use. Add a market? Roundabout at Tom Nevers/Milestone Road intersection.”

“Tennis courts at Tom Nevers Field. Bike path along Tom Nevers Road…it’s busy and dangerous for kids to get to the field during events like the carnival and circus when there is so much traffic for those events.”

“ Beautify the entrances to Tom Nevers Road and Old Tom Nevers Road…also, along sides of roads…also, better signage for roads.”

“Noise and light ordinances need to be created and enforced.”

---

**Tom Nevers South – Own Property in TN South, but live elsewhere**

“Controlled growth. Protection of eco-system. Recreation services.”
**Tom Nevers Road – Year-round Property Owners—**


“We would like to see all the concrete off the beach. We would like to have all the old tires at the Field removed. No dogs running loose. Intermittent NRTA buses down Tom Nevers Road to the beach and turn back. Mail delivery.”

“I strongly disagree with any participation from this or any homeowners association to thin the existing deer herd. The newly extended and supplemental deer hunting season is absurd and poorly thought out. If we continue to judge what animals have value and what do not according to ornamental plants and Lyme’s disease we have entered into unethical behavior. Too many poor decisions have been made as a result of politics and misinformation. The Town should be implementing alternative methods for Lyme disease control, such as vaccination feeders and the reintroduction of milk snakes which were decimated with DDT spraying.”

**Tom Nevers Road – Seasonal Property Owners—**

“Individual mail delivery to home. Ban noisy ATVs from Tom Nevers Field.”

“Have NRTA travel Tom Nevers Road and place parking at the old Navy Base. Voting for underground utility lines along Tom Nevers Road.”

“Leave the Area alone. A good part of speeding on Tom Nevers Road is women in SUVs. Tell them to slow down…they are in Nantucket, not the mainland.”

“Bike trail…Milestone Road to Tom Nevers Field. NRTA bus service…Milestone Road to Tom Nevers Field. Postal delivery…to all Tom Nevers homes. Change name of Tom Nevers to other more appropriate Nantucket name. Change name of Tom Nevers Road.”

“Feeding antibody pill hormones to the deer at certain key points in winter would be very helpful.”

**Madequecham West – Year-round Property Owners—**

“Up-zone building lots from 3-acre size (LUG-3) to 5-acre size (LUG-5).”

“Keep access to NCF properties very limited, while making improvements as detailed in Q7 and Q8.”
**Madequecham West – Seasonal Property Owners—**

“No parking along Tom Nevers Road from June through September. Home business causes congestion on Saturday AM.”

“Is there an existing map detailing public rights of way to the beach? e.g. Lyford Road…public or private? And there must be others.”

“Keep building to a minimum.”

“Remove all debris (concrete, wires, etc.) from beach at Navy Base. Have regular beach clean-ups (when we arrived last June, the beach was covered with litter, beer bottles, plastic, paper, etc.). Make sure all residents keep exterior of house maintained (remove unused cars, boats, trash or anything that’s an eyesore).”

“What can be done about weekend beach traffic in July and August (in particular)? They park on road, completely blocking access.”

**Madequecham West – Own Property in Madequecham West, but live elsewhere —**

“You have it covered quite well. Good luck!”
Appendix V --

Tom Nevers Civic Association
Summer 2006 Newsletter
Dear Neighbor — As many of you know, the time leading up to our Town Meeting this year was a tumultuous one. A citizen’s article proposed re-zoning a portion of Tom Nevers from 3-acres to 1-acre. Your Board felt that it was premature to even consider re-zoning until all the factors affecting our neighborhood were identified, discussed, and then presented to all our property owners for thoughtful deliberation. So we actively opposed this article. Through the good offices of the Town officials and cooperation of the article’s sponsor, the article was not called for action at the Town Meeting. So in effect, the question was postponed. All of the people involved, including the article’s sponsor, agreed to work together on an Area Plan that will examine all of the key issues for our neighborhood—including possible changes in zoning. Since April, we have been developing a formal process to take us through the many steps needed to produce a sound Area Plan—and the appropriate Town officials have now concurred that our approach is the right one.

It’s important to know up front that our Area Plan will be far more than just a local neighborhood document. Once approved, it will become part of the official Nantucket Master Plan that is now being developed by the Planning Board under Massachusetts State Law # 41-81D. As such, it will carry weight in the future decisions of various regulatory boards and agencies, and play a role in the outcome of future legislation and litigation.

Elsewhere in this issue, you will find more details about the steps we’ll be taking to develop our Area Plan and how you can participate. In brief, we have formed a “Work Group” whose first task will be to analyze all the existing plans and information about our neighborhood (e.g.-the “Comprehensive Wastewater Treatment Plan”, the “Nantucket Bicycle & Pedestrian Master Plan”, the “Reuse Plan for the Tom Nevers Former Navy Base Site”, etc.) These and several other existing studies lay out detailed long-range plans impacting our area. No need to waste time reinventing the wheel. But we do need to examine those documents, and many more, to make sure they are current and relevant. Then we’ll move on to identify those issues that must be addressed in order to achieve a sound long-range plan for our area. And, of course, a key part of the Work Group’s effort will be to sound out your views and suggestions.

Once the issues are framed in general terms, we will hold a series of “focus groups” to develop these issues more specifically and to examine potential solutions. The output from these focus groups will be used to create a survey that will be sent to each property owner in our area. The purpose of the survey will be to quantify the views of our neighborhood. No need to waste time reinventing the wheel. But we do need to examine those documents, and many more, to make sure they are current and relevant. Then we’ll move on to identify those issues that must be addressed in order to achieve a sound long-range plan for our area. And, of course, a key part of the Work Group’s effort will be to sound out your views and suggestions.

We’re now underway in developing an Area Plan for the Greater Tom Nevers Neighborhood. Now is the time to make sure that your voice is heard!
residents on the issues and the various decisions we will face. Once the issues have been framed and quantified through the survey returns, the Work Group will draft the Area Plan, which eventually will be sent to the Planning Commission for approval.

It will be an arduous journey to get from here to there. We will not all agree on all the issues or the solutions. But if we proceed openly and involve as many people as possible, the Area Plan will represent the views of the vast majority. And when all the dust has settled, we will have a sound blueprint for the future of Tom Nevers.

Sincerely,
Dual MacIntyre, TNCA President

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**CREATING THE PLAN**

Our Area Plan has to include all 9 of these elements—

1. **Statement of Goals & Policies** - Our “Vision” for the Greater Tom Nevers Area’s future—and how we plan to make it happen.

2. **Land Use** - Preserving what we like, changing what we don’t—in terms of open land, building density, zoning, and more.

3. **Housing** - Setting preservation, improvement and development standards to fulfill the housing needs of all our property owners—be they year-round or seasonal…young working families or retirees…high or moderate income.

4. **Economic Development** - Keeping our neighborhood strictly residential and non-commercial…while remaining friendly to small home-based businesses.

5. **Natural & Cultural Resources** - Protecting and managing our vast conservation lands and more than five-miles of beaches.

6. **Open Space & Recreation** - Enhancing the potential of Tom Nevers Field and Pebble Beach as community resources.

7. **Services & Facilities** - Assuring that our private septic systems and wells provide the highest standards of health and safety—and that our entire neighborhood has the necessary resources for fire safety.

8. **Circulation** - Mapping the transportation needs of our area in terms of new and improved access roads, bike paths, enhanced bus service, possible park-n-ride lots, and other improvements.

9. **Implementation** - Defining, scheduling and budgeting all the actions needed to accomplish steps 1-thru-8 above.

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**DEFINING OUR AREA**

**How big is the Greater Tom Nevers Area?**

It’s far bigger than just the territory bordering Tom Nevers Road and near Tom Nevers Head. Officially, it covers all of the area between ‘Sconset and the Airport—including the section to the south of the Airport. To the north, it’s bordered by the Milestone Road, and to the south by the ocean.

If you live in any of the shaded-in land areas on the map to the right, you live in the Greater Tom Nevers Area. And this is the entire area that will be included in our Greater Tom Nevers Area Plan.
already begun the process by attending a Nantucket Civic League workshop on Area Planning. At this session they learned the requirements for an Area Plan as stipulated under State Law 41-81D. And they also learned first hand how ‘Sconset and Madaket developed their Area Plans.

Stage 2 – Initiating the Planning Process – This stage too has begun, with an organizing session to map out the overall effort and to start reviewing all existing plans and studies that impact our area.

Stage 3 – Developing a “Goals & Policies Statement” – Work is just now getting underway to enumerate and prioritize our overall community needs—along with a frank assessment of the specific concerns in our various sub-neighborhoods. At this stage, input from you is both necessary and encouraged. (See “Feedback” on page 6.) This will lead to a preliminary statement of our “Goals & Policies”.

Stage 4 – Focus Group Research – Throughout the mid and late summer, a series of focus groups will be held to develop the issues more fully and to examine potential solutions. We’ll probably need seven or eight focus group sessions with 10 to 12 participants at each session. If you’re called to serve on a focus group, we hope you’ll accept. We promise that you’ll find the hour-long session both stimulating and rewarding, as you share your points of view with your neighbors.

Stage 5 – Developing the Preliminary Plan with course-of-action options – Guided by the findings from the focus groups, the Work Group will then refine our Goals & Policies statement and begin to structure a Preliminary Area Plan, perhaps with some alternative action options. At this stage, the Work Group may also call in outside experts or request presentations from key Town departments with specialized knowledge and responsibility, to evaluate the feasibility of the various alternative actions being considered.

Stage 6 – Full TNCA Member Survey – At this point, every property owner in the Greater Tom Nevers Area will be surveyed by mail to determine their support...

(Continued on page 4)
Neighborhood Watch
We’re now 548 strong.

Who’ll do the work?
The Work Group charged with writing our Area Plan—

Our first step in developing our Area Plan was to select an 11-member Work Group to oversee and manage the whole process. In recruiting this Work Group, great care was taken to reflect our neighborhood’s population diversity and to appoint individuals with the full range of experience and vision needed to develop a comprehensive plan that meets the real-world needs of our community.

From the very beginning, it was decided that the Work Group should be fully independent from the TNCA board of directors. (The one exception is that Dual Macintyre has been asked to serve on the Work Group to spearhead and coordinate the planning process.) The TNCA board has fully endorsed the independent status for the Work Group and has further agreed to pick-up all reasonable expenses for surveys, mailings, etc.

Because ultimately the Greater Tom Nevers Area Plan will become part of the Nantucket Master Plan, it must meet a number of State-mandated criteria in both format and content. Further, it must be approved by the Planning Board and appropriate Town departments as being consistent with the overall Master Plan. To that end, advisors from the Nantucket Planning Department have been invited to sit in on our Work Group sessions, to let us benefit from their expertise. They have accepted and, graciously, have offered us the ongoing use of their conference room facilities at 2 Fairground Road for our meetings.

Here are the members of our Area Plan Work Group. (Many thanks for their willingness to devote both their time and their experience to this important community effort. They’ve taken on a considerable commitment for our joint benefit, and as such, we owe them a big debt of gratitude.)

But don’t let that stop you from “bending their ears.” They want to hear from you, and they need to hear from you to make our Area Plan as effective as possible.

<table>
<thead>
<tr>
<th>Work Group Member</th>
<th>Street Address</th>
<th>Mailing Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pam Bartlett</td>
<td>15 Arlington</td>
<td>Box 2248, Nantucket 02584</td>
</tr>
<tr>
<td>Kate Damsgaard</td>
<td>9 Whitetail Circle</td>
<td>Box 819, Siasconset 02564</td>
</tr>
<tr>
<td>Dick Eldridge</td>
<td>22 Longwood</td>
<td>Box 1, Siasconset 02564</td>
</tr>
<tr>
<td>Peter Hoey</td>
<td>61 Wanoma Way</td>
<td>Box 787, Siasconset 02564</td>
</tr>
<tr>
<td>Charles Kymer</td>
<td>21 Exeter</td>
<td>2 Greglen, PMB 7, Nantucket 02554</td>
</tr>
<tr>
<td>Dual Macintyre</td>
<td>2 Green Hollow</td>
<td>Box 2926, Nantucket 02584</td>
</tr>
<tr>
<td>Anne McAndrew</td>
<td>14 Longwood</td>
<td>Box 515, Siasconset 02564</td>
</tr>
<tr>
<td>Rev. Nancy Nelson</td>
<td>48 Madequecham Valley Road</td>
<td>2 Greglen, PMB 208, Nantucket 02554</td>
</tr>
<tr>
<td>Eric Savetsky</td>
<td>33 Norwood</td>
<td>Box 985, Nantucket 02554</td>
</tr>
<tr>
<td>Susan Shepherd</td>
<td>11 Wigwam</td>
<td>Box 292, Nantucket 02554</td>
</tr>
<tr>
<td>Dale Stoodley</td>
<td>5 Hollister</td>
<td>Box 33, Siasconset 02564</td>
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August 12th

Be sure to attend our TNCA Annual Meeting.

This year’s big topic…

Our Area Plan!

Guest Speaker…

Andrew Vorce
Director-Nantucket Planning and Economic Development Commission

10:00 AM
Nantucket New School
15 Norbadeer Farm Road
What makes Tom Nevers so very special?

Here are some facts to ponder, as you turn your thoughts to planning for our future —

❖ The Greater Tom Nevers Area holds a unique position in the Island’s history and state of current development. Almost totally undeveloped until the 1970s, the Greater Tom Nevers Area is now home to more than 500 families—with their private houses nestled into a naturalistic countryside preserve. More than 80-percent of the Greater Tom Nevers Area is under conservation or government ownership. No other part of the Island has such a high percentage of its land under conservation protection.

❖ The entire Greater Tom Nevers Area is characterized by its naturalistic setting—with vast areas of dense foliage teeming with wildlife, open grasslands marked with unique geological features and rare plant species, and more than 5 ½ miles of open beaches. With the exception of two Town-owned roads, all the roads in the Greater Tom Nevers Area are private, abutter’s ways. The Area has no commercial development, but it does boast one of the Island’s largest recreational areas—Tom Nevers Field.

❖ Historically, the Greater Tom Nevers Area was the Island’s most prized territory—home to Sachem Wanackmamack and the Island’s Wampanoag Indian leadership. Sited at the highest point on the Atlantic south shore, it boasted commanding views of both the rising and setting sun, uncommonly fertile soil, sweet fresh water springs and ponds, and an abundance of sea life along its broad shoreline and migrating birds in its highlands. So important did the Wampanoag consider this territory that they refused to sell any land rights in it to the English until 1741—a full 82 years after the English settlers first came to the Island and began their land acquisitions. In fact, it was the very last area of the Island surrendered-for-sale by the native population.

❖ Based on this and a series of other fortuitous historical factors including the leasing of the entire area by the U.S. Navy during World War II, no significant real estate development occurred in the Greater Tom Nevers Area until the early 1970s—far later than in most other sections of the Island. And even then, strict building standards were included in all new deeds to assure a rural setting with low building density. All building lots had to be 1.5-acres or larger—all this before zoning became law on the Island and before the Historic District was expanded to cover the whole Island.

❖ When 3-acre zoning (LUG-3) was passed into law for Nantucket’s countryside areas, fewer than 110 homes existed in the entire Greater Tom Nevers Area—all but 4 of them to the east or south of Tom Nevers Road. Since then, 415 more homes have been added—all with 3-acre zoning. And today, very few privately-owned building lots remain available for development.

❖ The housing stock in the Greater Tom Nevers Area ranges from modest vacation cottages nestled in the scrub oak to grand oceanfront summer homes. But more than 70-percent are 3-to-4 bedroom family homes. Only 14-percent of the developed residential properties have secondary dwelling units, and nearly 2-out-of-3 of these are garages with guest facilities. An estimated 30-percent of the property owners in the Greater Tom Nevers Area are year-round residents, many with children at home.

❖ In a recent annual survey, residents of the Greater Tom Nevers Area cited these factors as the things they “liked best” about the Tom Nevers Area—

- “Its peace, quiet, and privacy” (76.3%)
- “Its country setting” (28.8%)
- “Its open vistas” (25.4%)
- “Its friendly neighbors” (23.8%).

❖ In summary, the Greater Tom Nevers Area can best be described as... “a unique, family-oriented countryside preserve, away from the hustle and bustle of other parts of the Island.”

Keep Informed!

Check out these 2 sites and add them to your “favorites” list—

- www.ackmasterplan.org
- www.nantucket-ma.gov/departments.html
  (then select: “Planning and Economic Development Commission”)
FEEDBACK
Tell us what you think.
Your views will help shape our Area Plan’s outcome.

E-mail your local “rep”...

In Tom Nevers East-
- Kate Damsgaard.............kate1091@aol.com
- Dick Eldridge...............lilacrobi@yahoo.com
- Dual Macintyre...........dualmacintyre@comcast.net
- Anne McAndrew............acm1@nantucket.net

In Tom Nevers West-
- Pam Bartlett..............pambart@nantucket.net
- Charles Kymer.............ckymer@comcast.net
- Eric Savetsky..............erics@comcast.net

In Tom Nevers South-
- Peter Hoey..................phoey63@comcast.net
- Dale Stoodley.............cliffiest@aol.com

In Madequecham West-
- Rev. Nancy Nelson........revnancy@nantucket.net
- Susan Shepherd..........susan@nantucket.net

And please tell them 3 things ...

Q1. What do you love most about our area?
   (i.e.-things worth preserving.)

Q2. What do you fear most about our area?
   (i.e.- things trending in the wrong direction.)

Q3. What do you want most for our future?
   (i.e.– your “wish list” for what Tom Nevers will be like 5 or 10 years from now.)

BUT PLEASE —
- Include your Street Name, so that we can spot local issues.
- Put “TOM NEVERS PLAN” in the e-mail subject box, to make sure your e-mail gets priority attention.
Appendix VI --

Tom Nevers Civic Association
Winter 2007 Newsletter
Dear Neighbor— I’m happy to report that we are well on our way to having an Area Plan this year. The Work Group has met regularly since last September…to review the findings from our eight Focus Groups…to analyze the preliminary results from our Property-Owners Survey…and to gather additional information from various agencies and Town departments.

By January, we felt that we had enough factual information and property-owner input to begin drafting specific recommendations to include in our Plan. These recommendations were then developed and circulated among the Work Group members for comment. Their many significant suggestions were incorporated, and we are now circulating these updated recommendations one last time for final fine-tuning by the Work Group. Then we will begin drafting the actual Area Plan itself.

Why have we been so meticulous in crafting these recommendations? Because we are also including as part of them, the specific steps that need to be taken to implement each recommendation. It’s not enough to just make a general recommendation, such as adding a bike path. Perhaps even more important is detailing a step-by-step action plan to accomplish that recommendation.

In addition, we have taken pains to discuss our draft recommendations with various Town department heads, boards and commissions. Our Area Plan will be far stronger if we include their input before the Plan takes its final form. And they may be more inclined to act if they “own” a piece of the Plan.

We have also identified a number of potential roadblocks to implementation (adequate funding is the usual one), which has given us the chance to deal with these problems as part of the recommendations themselves.

Take one example—the problem of maintaining our dirt roads in Tom Nevers West. In the past, neighbors on a few streets have successfully joined together to have their dirt roads graded at an affordable group price. But property-owners on different streets were never able to coordinate their efforts. So the prices that contractors asked were higher to reflect their transportation and set-up time.

We have approached several contractors to get prices to do all of our dirt roads at the same time, thereby minimizing the transportation and set-up time. We hope that the lower prices and coordinated work will convince more streets to participate. The residents will still have to chip in to pay for the work, but the amounts should be lower than in the past. This is just one example of anticipating and eliminating potential implementation roadblocks.

Once our Area Plan itself has been drafted, we hope to post it on the Town web site for everyone to review. Following that, we will take the final Plan to the Planning Board for their review and approval. That last step will conclude the formal area planning process, but our work will continue.

We need to convince the Town and other agencies to actually implement our recommendations, some of which carry large price tags. It will not be possible to do everything at once and it may be years before some recommendations become reality. The success of our effort should be measured not by the creation of a document, but by the recommendations that are eventually implemented. ❖ Dual MacIntyre
Property-Owners Survey Results...

As part of our Greater Tom Nevers Area Plan development process, a property-owners survey was conducted by mail in November 2006. This report summarizes all the responses received through mid-January 2007. Over 200 property-owners participated, representing an impressive 35.1% response. All sub-neighborhoods are proportionally represented, as are both year-round and seasonal residents. As such, the findings can be considered as reliably projectable to our full neighborhood.

The survey questionnaire itself consisted of 32 statements, developed after a series of 8 Focus Group Sessions established potential key initiatives or areas of concern. For each of the statements, the respondents were asked to indicate their degree of AGREEMENT or DISAGREEMENT, using a 5-point scale. Space was provided to let them elaborate on their ratings. And following Statement #32, respondents were asked to detail “what you would most like to see included in our Area Plan for the Greater Tom Nevers Area.” More than 165 respondents wrote in detailed statements... all of which are reported verbatim in the full survey report, which will be appended to the draft Area Plan when it is posted on the Town web site.

Here’s what you said...

1. I love the Greater Tom Nevers Area as it exists today, with its open vistas, peace and quiet, privacy and country setting.
   
   Agree... 98.4% | Disagree... 0.6% | Unsure... 1.0%

2. The Greater Tom Nevers Area will continue to grow in terms of popularity...and enjoy above average growth in property values.

   Agree... 82.5% | Disagree... 2.6% | Unsure... 14.9%

3. Over the course of the next 10 to 15 years, we can expect near to full “build-out” in the Greater Tom Nevers Area...with almost all available building lots developed and with larger homes beginning to replace small older cottages.

   Agree... 75.3% | Disagree... 4.6% | Unsure... 20.1%

4. Without further restrictions on the addition of secondary dwelling units, the Greater Tom Nevers Area will become over-developed.

   Agree... 59.7% | Disagree... 23.8% | Unsure... 16.5%

5. We need more “affordable housing” for lower-income families in the Greater Tom Nevers Area.

   Agree... 18.5% | Disagree... 63.4% | Unsure... 18.1%

6. We should do more to keep young working families in the Greater Tom Nevers Area.

   Agree... 46.9% | Disagree... 29.9% | Unsure... 23.2%

7. The Nantucket Conservation Foundation (NCF) should be encouraged to add walking trails, horse trails, and bike trails to its vast conservation holdings in the Greater Tom Nevers Area.

   Agree... 70.1% | Disagree... 21.7% | Unsure... 8.2%

8. The NCF should be encouraged to protect the rare “sand plain grasslands” in the interior of their Greater Tom Nevers Area holdings...through a program of selective cutting and controlled burning of invasive species like scrub oak.

   Agree... 78.3% | Disagree... 9.8% | Unsure... 11.9%

9. The NCF properties in the Greater Tom Nevers Area should be left alone and kept much as they are today.

   Agree... 53.1% | Disagree... 28.3% | Unsure... 18.6%

10. Tom Nevers Field is such an important recreational asset for our community, that the Town should be asked to develop a long-range plan (with budgets) to guide its future improvements and ongoing maintenance.

   Agree... 84.5% | Disagree... 8.8% | Unsure... 6.7%

11. Tom Nevers Field should be used for more major events...such as the Boston Pops...with rental revenues dedicated to ongoing improvements at the Field.

   Agree... 52.6% | Disagree... 35.0% | Unsure... 12.4%

12. We need improved public access to the 5-miles of open beaches in the Greater Tom Nevers Area.

   Agree... 50.5% | Disagree... 41.8% | Unsure... 7.7%

13. For safety and convenience, seasonal steps should be installed to make it easier to access the beach from Tom Nevers Field.

   Agree... 66.0% | Disagree... 23.7% | Unsure... 10.3%

14. The concrete remains from the old Navy base should be removed from the beach at Tom Nevers Field.

   Agree... 80.4% | Disagree... 9.3% | Unsure... 10.3%

15. Legal ownership of the paper roads leading to our beaches and through our other areas should be determined, so that proper usage can then result...either as public rights-of-way...or added to the tax rolls by being offered for sale to abutting property owners.

   Agree... 61.9% | Disagree... 13.9% | Unsure... 24.2%
16. To permit greater utilization of NRTA by Tom Nevers residents, a small park-n-ride area…with bike racks…should be built near the junction of Tom Nevers Road and Milestone Road.

<table>
<thead>
<tr>
<th>Agree</th>
<th>Disagree</th>
<th>Unsure</th>
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<tr>
<td>68.0%</td>
<td>20.6%</td>
<td>11.4%</td>
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</table>

17. A paved bike path should be built along Tom Nevers Road, extending from Milestone Road to Tom Nevers Field.

<table>
<thead>
<tr>
<th>Agree</th>
<th>Disagree</th>
<th>Unsure</th>
</tr>
</thead>
<tbody>
<tr>
<td>76.3%</td>
<td>16.0%</td>
<td>7.7%</td>
</tr>
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</table>

18. If funds are unavailable to build a paved bike path along Tom Nevers Road, an unpaved bike path should be built adjacent to conservation land to the west of Tom Nevers West.

<table>
<thead>
<tr>
<th>Agree</th>
<th>Disagree</th>
<th>Unsure</th>
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<tbody>
<tr>
<td>44.3%</td>
<td>29.4%</td>
<td>26.3%</td>
</tr>
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</table>

19. For safety reasons, the foliage along Tom Nevers Road should be cut back at least 6-feet on each side.

<table>
<thead>
<tr>
<th>Agree</th>
<th>Disagree</th>
<th>Unsure</th>
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<tbody>
<tr>
<td>67.6%</td>
<td>21.1%</td>
<td>10.3%</td>
</tr>
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</table>

20. The intersection at Tom Nevers Road and Milestone Road is dangerous and needs improvement.

<table>
<thead>
<tr>
<th>Agree</th>
<th>Disagree</th>
<th>Unsure</th>
</tr>
</thead>
<tbody>
<tr>
<td>48.5%</td>
<td>38.6%</td>
<td>12.9%</td>
</tr>
</tbody>
</table>

21. Many of the private dirt roads in the Greater Tom Nevers Area are in very poor condition and an ordinance should be passed to require that the abutter-owners of these roads keep them in passable condition…either personally or through a cooperative property-owners association.

<table>
<thead>
<tr>
<th>Agree</th>
<th>Disagree</th>
<th>Unsure</th>
</tr>
</thead>
<tbody>
<tr>
<td>52.6%</td>
<td>32.5%</td>
<td>14.9%</td>
</tr>
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</table>

22. There is a growing problem with some negligent absentee-landlords buying Tom Nevers properties for employee housing or rental income…and then allowing these properties to deteriorate and become eyesores.

<table>
<thead>
<tr>
<th>Agree</th>
<th>Disagree</th>
<th>Unsure</th>
</tr>
</thead>
<tbody>
<tr>
<td>57.2%</td>
<td>6.7%</td>
<td>36.1%</td>
</tr>
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</table>

23. There is a growing problem with some Tom Nevers property owners who run disruptive commercial businesses from their homes.

<table>
<thead>
<tr>
<th>Agree</th>
<th>Disagree</th>
<th>Unsure</th>
</tr>
</thead>
<tbody>
<tr>
<td>43.3%</td>
<td>11.9%</td>
<td>44.8%</td>
</tr>
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</table>

24. We need to do a better job in Tom Nevers of enforcing existing regulations and bylaws that cover building code and zoning code violations, light and noise pollution, etc.

<table>
<thead>
<tr>
<th>Agree</th>
<th>Disagree</th>
<th>Unsure</th>
</tr>
</thead>
<tbody>
<tr>
<td>72.2%</td>
<td>10.3%</td>
<td>17.5%</td>
</tr>
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</table>

25. Tom Nevers West would benefit greatly if it had its own property-owners association to help manage its neighborhood improvements and growth.

<table>
<thead>
<tr>
<th>Agree</th>
<th>Disagree</th>
<th>Unsure</th>
</tr>
</thead>
<tbody>
<tr>
<td>56.7%</td>
<td>9.3%</td>
<td>34.0%</td>
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</table>

26. Through a zoning change, we should reduce the minimum size for a building lot in Tom Nevers West from its current 3-acre size (LUG-3) to 1-acre size (LUG-1).

<table>
<thead>
<tr>
<th>Agree</th>
<th>Disagree</th>
<th>Unsure</th>
</tr>
</thead>
<tbody>
<tr>
<td>10.3%</td>
<td>82.5%</td>
<td>7.2%</td>
</tr>
</tbody>
</table>

27. If at least two-thirds of all the property-owners in Tom Nevers West favored reducing the minimum size for a building lot in their area from its current 3-acre size (LUG-3) to 1-acre size (LUG-1)…we should support their request for a zoning change at Town Meeting.

<table>
<thead>
<tr>
<th>Agree</th>
<th>Disagree</th>
<th>Unsure</th>
</tr>
</thead>
<tbody>
<tr>
<td>16.5%</td>
<td>72.7%</td>
<td>10.8%</td>
</tr>
</tbody>
</table>

28. If building lots in Tom Nevers West are down-zoned from 3-acre size (LUG-3) to 1-acre size (LUG-1)…it will have little-to-no effect on the rest of the Greater Tom Nevers Area.

<table>
<thead>
<tr>
<th>Agree</th>
<th>Disagree</th>
<th>Unsure</th>
</tr>
</thead>
<tbody>
<tr>
<td>8.8%</td>
<td>86.6%</td>
<td>4.6%</td>
</tr>
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29. To assure the continued safety of our well water, we should encourage the exclusive use of non-contaminating lawn and garden chemicals in the Greater Tom Nevers Area.

<table>
<thead>
<tr>
<th>Agree</th>
<th>Disagree</th>
<th>Unsure</th>
</tr>
</thead>
<tbody>
<tr>
<td>85.6%</td>
<td>5.6%</td>
<td>8.8%</td>
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</table>

30. To assure the continued safety of our well water, we should encourage property owners in the Greater Tom Nevers Area to have their septic systems pumped out at least once every three years.

<table>
<thead>
<tr>
<th>Agree</th>
<th>Disagree</th>
<th>Unsure</th>
</tr>
</thead>
<tbody>
<tr>
<td>76.3%</td>
<td>11.3%</td>
<td>12.4%</td>
</tr>
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</table>

31. To reduce the incidence of Lyme disease and other tick-borne diseases, we should actively encourage deer hunting in the conservation lands of the greater Tom Nevers Area.

<table>
<thead>
<tr>
<th>Agree</th>
<th>Disagree</th>
<th>Unsure</th>
</tr>
</thead>
<tbody>
<tr>
<td>64.4%</td>
<td>23.7%</td>
<td>11.9%</td>
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</table>

32. To further thin out the deer herd in our Area, we should encourage private property owners to authorize qualified bow hunters to hunt on their property.

<table>
<thead>
<tr>
<th>Agree</th>
<th>Disagree</th>
<th>Unsure</th>
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</thead>
<tbody>
<tr>
<td>51.5%</td>
<td>36.6%</td>
<td>11.9%</td>
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</table>
## TNCA

### TNCA Officers - 2007
- Dual Macintyre ...President
- Jack Warner … Vice President
- Joan Hollander …Secretary
- Richard Duffy … Treasurer

### TNCA Directors
- Earl Hatcher ... 2007
- Richard Heffeman.. 2007
- Anne Kaminsky … 2009
- Ralph Mueller ... 2009
- Steve Roethke … 2008
- Liz Trillos ... 2008
- Kathy Perras … Director at Large

E-mail us at: acktnca@comcast.net

### Our Greater Tom Nevers Neighborhood

**Tom Nevers East-**
- Chuck Hollow/Crestwood/Flintlock/
- Green Hollow/Heath/Jonathan/ Longwood /Lyons/Parson/Sandpiper/
- Sandsbury/Whitetail/Wood Hollow

**Tom Nevers South-**
- Bosworth/Cheshire/Dorset/Elliott’s/
- Hampshire/Hollister/Lyford/Marcus/
- Mayhew/Nichols/Old Tom Nevers/
- Surrey/Sussex/Van Fleet/Wanoma

**Tom Nevers West-**
- Arlington/Berkley/Clarendon/
- Cornwall /Dartmouth/Devon/Driscoll/
- Exeter/Fairfield/Gloucester/
- Huntington/Ipswich/Kendrick/Marion

**Tom Nevers Central-**
- Tom Nevers Road

**Madequecham West-**
- Hinsdale/Madequecham Valley/New South /Russell’s/Waquoit/Wigwam/
- Wright’s Landing

### Events

#### 2007

| April 3-  | Town Election |
| April 8-  | Easter Sunday |
| April 9-  | Town Meeting begins |
| April 27-29- | Daffodil Weekend |
| May 16-20- | Nantucket Wine Festival |
| June 13-17- | Nantucket Film Festival |
| T.B.A.- | Carnival* |
| T.B.A.- | TNCA Cocktail Party |
| July 27-29- | Circus Flora* |
| Aug 4- | TNCA Annual Meeting |
| Aug 11- | Boston Pops at Jetties |
| Aug 18-19- | Demolition Derby* |
| T.B.A.- | Island Fair* |
| Nov 30-Dec 2 | Christmas Stroll |

* To be held at Tom Nevers Field
Appendix VII --

Tom Nevers Civic Association
Summer 2007 Newsletter
After more than a year of intensive effort, the Greater Tom Nevers Area Plan is now ready for your review and comment. If you’d like to be heard, just email us at acktnca@comcast.net, or write to us at... PO Box 2926, Nantucket, MA 02584.

To remind—here’s how our Greater Tom Nevers Area Plan came to be: In June 2006, a 13-person Work Group was formed to spearhead the development of our Area Plan. Of these members, 11 were Tom Nevers residents chosen to represent the number of property-owners in each of our regions. And 2 were members of the Nantucket Planning and Economic Development Commission.

Since its formation, the Work Group has met on a regular basis, assisted by support personnel and advisors from the NP&EDC.

During the summer of 2006, eight moderated Focus Groups were conducted to define issues, concerns, and ideas for each of the eight topic areas prescribed as elements for inclusion in a Master Plan under Massachusetts General Law. (All residents of the Greater Tom Nevers Area were invited to participate, either in person or by submitting comments to individual Work Group members.)

Then in November 2006, a detailed survey was conducted by mail to quantify the views of all Tom Nevers property-owners. The response was an unusually high 40.2%.

During this time, the Work Group also conducted a series of interviews and discussions with members of various Town Departments and other groups that impact the Tom Nevers Area. The purpose was to gather information relevant to the ideas and recommendations uncovered during the Focus Group sessions—in order to identify potential costs and/or other implementation obstacles.

Based on all of the above input, the Work Group then developed and refined the Greater Tom Nevers Area Plan that now appears in full draft form on the Planning Department’s Website...and in highlight form here in this Newsletter. Your comments are invited!

After evaluating all the comments and suggestions received from these public postings, the Greater Tom Nevers Area Plan will be finalized and submitted...along with implementation specifics...to the Planning Board.

When approved by the Planning Board, it is intended that this Tom Nevers Area Plan become an integral part of the overall Master Plan for Nantucket and be used to guide the Town’s other planning agencies.
1. Overall Goals & Objectives—
In its current state of development, the Greater Tom Nevers Area should be considered as “an extremely successful neighborhood”… one that is highly-regarded by all sub-sets of its residents. Continuing to meet their needs, preferences, and aspirations is our principal challenge in this Area Plan.

In the 2007 property-owner survey, a combined 98.4% of all respondents agreed that they “love the Greater Tom Nevers Area as it exists today”… strongly indicating that major changes are not desired. It is strongly recommended that heavy and ongoing emphasis be given to protecting and preserving those key elements that residents consider to be the area’s principal assets, most specifically—its open vistas… peace, quiet and privacy…and its country setting.

2. Land Use—
More than two-thirds of the Greater Tom Nevers Area is under conservation or government ownership, with the remaining one-third divided into 596 privately-owned properties. The entire area is part of the “country” zone of the island. And it is zoned Limited Use General-3 (LUG-3), which requires a minimum lot size of 120,000 sq. ft. and permits cover ratio of 3-percent.

Before the zoning bylaws were enacted, some acreage in the Tom Nevers Area was subdivided; so there are a number of non-conforming lots which do not meet the minimum lot size. These lots are “grandfathered” under Massachusetts General Law with respect to size, but must conform to all other LUG-3 zoning requirements.

Growth Concerns—
75% of the residents in the Greater Tom Nevers Area expect the area to approach full “build out” within the next 10 to 15 years… with almost all available building lots developed and with larger homes beginning to replace small older cottages. 60% of the residents believe that the area will become over-developed unless further restrictions are placed on the addition of secondary dwellings, although there is a general concern about the lack of affordable housing for working families.

Paper Roads & Beach Access— A majority of the residents support the idea of reviewing all the paper roads in the area and retaining those that have a clear public benefit, such as access to the beaches. They also support the idea of disposing of those roads that do not have a public benefit, so that the land can be returned to the tax rolls.

Zoning Changes— This subject is a difficult one, because of the potential long-term impact that any zoning change can have on the area. The desire to keep zoning in the Greater Tom Nevers Area as it is now—as expressed overwhelming by the area’s residents—stands in sharp conflict with the financial and sociological benefits that could accrue from zoning changes to create smaller lots. This conflict has existed for some time and will undoubtedly continue as long as property values remain high. Indeed, it is an island-wide problem. Nevertheless, the recommendations contained in this section represent the will of the vast majority of the area’s current residents—and, as such, should be followed for the foreseeable future.

□ In the 2007 property-owners survey, 82.5% of all Tom Nevers residents said they do not support changing the zoning in Tom Nevers West from LUG-3 to LUG-1 (40,000 sq. ft minimum size)— with only 10.3% supporting the idea. (And within Tom Nevers West itself, only 23.1% said they support the down-zoning concept.) On a broader basis, 86.6% of all Tom Nevers residents believe that any down-zoning in Tom Nevers West will have a ripple effect on the rest of the Greater Tom Nevers Area.

□ These findings are quite decisive and therefore should be reflected in the Greater Tom Nevers Area Plan. In the future—if there is any significant change in the area’s property-ownership composition, or if evolving economic or social events dictate—then an updated survey should be conducted and the Area Plan modified accordingly.

“Land Use” Conclusions & Recommendations—
■ 1. The overwhelming desire of the current residents of the Greater Tom Nevers Area is to keep the area as it is now. Therefore, no actions should be taken that would cause major changes to the area.
■ 2. The current LUG-3 zoning should not be changed.
■ 3. Existing paper roads should be reviewed as part of a comprehensive planning process and those that have a clear public benefit, such as providing access to the beaches, should be retained. The remaining roads should be returned to the tax rolls after appropriate action by Town Meeting.

3. Housing—
Like much of the Island, the Greater Tom Nevers Area has seen significant development in recent years. But unlike many other areas, this growth has occurred organically—through the gradual addition of custom-built homes, rather than from multi-unit subdivisions. Widely-spaced single family homes characterize the area. While the housing stock ranges from modest vacation cottages to grand oceanfront summer homes,
The overwhelming desire of Tom Nevers residents is to keep the area as it is now. Therefore, no changes should be taken that would cause major changes.

then the problem may be eased, but not solved. Home ownership should be our overall goal, as rentals provide no pride of ownership.

Affordable Housing— The consensus opinion expressed in the 2007 property-owner survey is that the Tom Nevers area is already providing its “fair share” of affordable housing for the Island, particularly when contrasted with other neighborhoods that have yet to begin. There is support for gradually adding more individual “affordable housing” units, provided that they are interspersed among existing lots, and particularly if they are built by Habitat For Humanity. Per the Nantucket Housing Authority, there are currently at least 7 homes in the Tom Nevers area that officially qualify as “affordable housing”, either as owned homes, rental units or those included in the housing rehab program. It is also likely that a number of individual property-owners in the Greater Tom Nevers Area rent units to lower income individuals and families who work on Nantucket. In addition, there is an undeveloped 17-acre parcel adjacent to Tom Nevers Field that is owned by the Housing Authority. This property was originally designated as a potential site for affordable housing, but several factors in addition to costs have prevented implementation of that concept. (Its distance from Town and public transportation; its closeness to an eroding shoreline; and the presence of some endangered plant species make it far from ideal for affordable housing.) As such, consideration should be given to exchanging this parcel for another parcel held by one of the conservation groups—a parcel that is nearer to Town and public transportation.

Secondary Dwellings— There is a general concern that the Tom Nevers Area may become over-developed through the widespread addition of secondary dwelling units. In fact, 59.7% of the residents believe that in order to preclude over-development in Tom Nevers, further restrictions should be placed on the addition of secondary dwellings. (Only 23.8% believe that no further restrictions are necessary.) While no consensus emerged as to how to fairly limit secondary dwellings, there was support for providing a financial incentive for voluntary compliance. (e.g. - a tax credit or direct payment, or a charitable contribution deduction in exchange for a restrictive covenant giving up one’s right to add a secondary dwelling unit.) Other forms of limitation without compensation, such as a “cap”, were not supported by the residents.

Zoning Enforcement— A solid majority of the residents believe that there is a growing problem with negligent absentee-landlords who buy area properties for employee housing or rental income and then allow these properties to deteriorate and become eyesores. (There is a corollary problem, with some property owners running disruptive private businesses from their homes.) The Town does have a mechanism to enforce the zoning bylaws, but this process appears to the residents as cumbersome and not very effective.

“Housing” Conclusions & Recommendations—

1. Most residents believe that the Tom Nevers Area will achieve near full “build-out” in the next 10 – 15 years and that over-development will occur without further restrictions on secondary dwelling units. As such, there is support to limit the development of secondary dwellings through the use of financial incentives.

2. The Tom Nevers Area has successfully integrated some “affordable housing” into its neighborhoods. And there is some support for adding more “affordable housing” units, provided that they are interspersed among existing lots. But there is virtually no support for creating an “affordable housing” complex within the neighborhood.

3. In order to preserve the quality of the neighborhood, the existing zoning bylaws need to be enforced, with feedback given to those who have filed complaints.

4. Economic Development—

There are no commercial retail, manufacturing or service industry businesses in the Greater Tom Nevers Area today—and there is no desire among Tom Nevers property-owners to create even a small area where commercial businesses might be established. The entire Greater Tom Nevers Area is now a residential area and the residents want to keep it that way.

There is, however, general support for accommodating small home-based businesses, provided they do not disturb the
neighborhood with disruptions to the peace, beauty and tranquility we all prize. Many year-round and seasonal property-owners in the Greater Tom Nevers Area are self-employed and operate out of their homes. Most are good neighbors. But a few are proving disruptive—contributing noise, odors, extra traffic and visual “eye-pollution” from equipment, supplies and inventory storage. It is likely that they are not in compliance with existing zoning bylaws or health regulations. This is a serious problem which needs to be addressed if the Tom Nevers Area is to remain as the vast majority of the residents want it to be.

“Economic Development” Conclusions & Recommendations—

■ 1. The Tom Nevers Area should protect its position as a residential area with no commercial-scale retail, manufacturing or service industry businesses.

■ 2. While property-owners are open to self-employed residents operating small home-based businesses, steps should be taken to assure that home-based businesses in Tom Nevers do not become disruptive or compromise the residential nature of the area.

■ 3. To accomplish this, a set of guidelines needs to be developed and published, which define in practical form some of the regulations and standards contained in existing Town bylaws. These guidelines could serve to aid those who are contemplating beginning a home-based business, and would also establish criteria by which neighbors of existing home-based businesses could refer. And importantly, these guidelines could form a common denominator for enforcement. (For example, Chapter 139 of the Code of the Town of Nantucket permits home occupations…”provided that excessive noise, traffic, odor…..are avoided.” The proposed guidelines would contain examples of what constitutes excessive noise, traffic or odors, rather than leave the interpretation of those terms to each individual.)

■ 4. In addition, if a special zoning variance is ever granted to permit a home occupation that would not normally be permitted, a covenant should be established that requires the owner to restore the property to non-commercial status if the business is closed.

The NCF should be encouraged to develop a plan for its properties in the Tom Nevers Area that includes clearing walking paths, horse trails and bicycle paths.

Conservation Land— Consistent with the Nantucket Conservation Foundation’s stated mission of—“Conserving, maintaining, and managing its natural areas and habitats…and encouraging an appreciation and interest in the Island’s natural resources” and its oft-stated goal of making their properties more accessible to the public— the residents of the Greater Tom Nevers Area strongly recommend that the NCF make a number of enhancements to their Tom Nevers properties to make them more accessible, to reduce the danger of brush fires, and to restore more of the rare sand plain grasslands.

Beach Access -- While the Land Bank properties in our area are not as extensive as the NCF properties, several are strategically located to provide access to the beaches and the ocean. Two of these properties…Tom Nevers Beach and Madequecham Beach…have good beach access with parking. But the Land Bank property at Tom Nevers Head is generally inaccessible.

Lyme Disease-- There is an almost universal concern about the incidence of Lyme’s Disease and the size of the deer population in the Tom Nevers Area. Almost 65% of the residents support the idea of actively encouraging deer hunting in the conservation lands in Tom Nevers. And more than half of the residents also support the idea of qualified bow hunters being invited to hunt on private property. But since more than a third of the residents do not support this idea, the decision to authorize deer hunting on private property should be left to the individual property-owner.

“Natural & Cultural Resources” Conclusions & Recommendations--

■ 1. The NCF should be encouraged to develop a plan for its properties in the Tom Nevers Area that includes the clearing of walking paths, horse trails and bicycle paths. Limited unpaved parking areas should be created to enable residents, other than those in the immediate neighborhood, to come and enjoy the open spaces. A program of brush cutting and controlled burns should be instituted to gradually reduce the dense invasive species and reestablish the sand plain grasslands.

■ 2. The Land Bank should be encouraged to cut through a walking path from Tom Nevers Head to the beach for the use of local residents. Signs should be erected and other markers installed to insure that public access to the beaches over Land Bank and NCF properties is maintained.

■ 3. Deer hunting should be encouraged, where permitted, in order to reduce the size of the herd in the area.

5. Natural and Cultural Resources—
The Nantucket Conservation Foundation (NCF) and the Nantucket Land Bank own vast tracts of land in the Tom Nevers Area, which contribute greatly to the sense of open space and natural vegetation that is so highly prized.
6. Open Space and Recreation—
The Tom Nevers Area has two outstanding recreational assets—more than five miles of beaches…and Tom Nevers Field, with approximately 19 acres of Town-owned land that is used primarily for family recreation.

Tom Nevers Field—The Nantucket Parks and Recreation Commission administers Tom Nevers Field on behalf of the Town and is responsible for the maintenance and improvement of its facilities. While many improvements have been made over the years, a number of things can be done to improve Tom Nevers Field still further. A vast majority of the residents—84.5%—believe that Tom Nevers Field is such an important asset to the Island that a long-range plan should be developed to guide these future improvements.

Beaches—Our pristine beaches and open ocean vistas are some of the most attractive aspects of the Tom Nevers Area. But erosion of the bluffs has made it difficult to access the beach from the vicinity of Tom Nevers Field—and people trying to reach the beach frequently contribute to the destruction of the bluff by walking or jumping though the gullies.

“Open Space & Recreation” Conclusions & Recommendations—
- 1. A long-range plan for improvements at Tom Nevers Field should be developed that retains the family-oriented focus on passive recreation.
- 2. The Parks and Recreation Commission should continue to limit the number of large events permitted at the Field so that use by the general public is not curtailed and the nearby residents are not disturbed.
- 3. Removable steps should be installed at Tom Nevers Field to provide safer and easier access to the beach and to avoid further breakdown of the banks by pedestrian traffic.

A long-range plan for improvements at Tom Nevers Field should be developed that retains the family-oriented focus on passive recreation.

7. Services and Facilities—
The Greater Tom Nevers area is entirely contained in the Country Overlay District of Nantucket, the purpose of which is to “to discourage development and preserve areas characterized by traditional and historic rural land use patterns.” There is no postal delivery; and with the exception of Tom Nevers Road, there are no telephone/utility poles. Drinking water comes from private wells and there are no plans to bring water mains to the area. The sewer system does not serve Tom Nevers and the Comprehensive Wastewater Management Plan says that “Conventional Title 5 septic systems are the recommended long-term wastewater disposal solution for this area.”

With the exception of Tom Nevers Road, all roads in the area are private, and most are abutter’s ways. Tom Nevers Road is paved and maintained by the Town. The roads in Tom Nevers East are paved and maintained by the Tom Nevers East property-owners association. But most of the remainder of the roads in the Greater Tom Nevers Area are unpaved, with maintenance left to the individual residents who live on them.

Dirt Roads—Poor maintenance of dirt roads remains one of the greatest challenges in the area, not only for the residents but also for emergency and delivery vehicles. Some people believe that poorly-maintained roads discourage traffic and slow cars, while others are concerned about emergency vehicle access and the wear-and-tear on their vehicles. There is no clear support among residents living on dirt roads for a Town ordinance requiring maintenance, nor is there general support to form an association to maintain the roads. At best, there are pockets of interest along some roads which can be mobilized periodically to grade or otherwise make-passable individual roads.

Water Quality—The Wannacomet Water Company has indicated that their studies have shown that there is an ample supply of fresh water in the aquifer beneath the Tom Nevers Area. Although an ample supply of water exists, most wells are shallow wells (50’ or less) and therefore the threat from contamination from surface sources remains, even though the deeper strata of water remains pure. The residents support three initiatives to protect the purity of our drinking water. First, more than 86% favor the exclusive use of non-contaminating lawn and garden chemicals in the area. Second, 76% support encouraging property owners to have their septic systems pumped out at least once every three years. Finally, a large number of residents support the idea of regularly monitoring the quality of the water at shallow depths beneath our area. The Director of the University of Massachusetts Field Station has agreed to provide technical support for this monitoring effort.

Overhead Utility Lines—The overhead lines for all utilities serving the most populated areas in Tom Nevers run down the east side of Tom Nevers Road—the same side chosen for a projected paved bicycle path (see “Section 8” following). When that path is constructed, a large number of residents favor running those utility lines underground. (Massachusetts General Law provides that the utility companies involved pay...
A program to systematically sample and analyze water samples from a number of locations in the area should be instituted.

- 3. Information about the benefits of regular septic pump outs should be gathered and distributed to the property owners.
- 4. A program to systematically sample and analyze water samples from a number of locations in the area should be instituted.
- 5. When the bicycle path is constructed, all the utilities along Tom Nevers Road should be placed underground.

8. Circulation—
Because Tom Nevers is so far from Town and mid-island stores, virtually all trips are made using personal vehicles. Traffic on Tom Nevers Road becomes very heavy during the warm weather months, and the intersection at Tom Nevers Road and Milestone Road has become increasingly congested. The NRTA bus stop and a bike path crossing at that location further complicate this intersection. Tom Nevers residents generally support improving the intersection to make it safer, but a clear concept for improvement has not yet emerged, nor has the question of funding for such a change been addressed.

Aircraft Noise— Noise created by aircraft flying over the Tom Nevers Area is a constant problem, particularly during the early morning hours. The Tom Nevers Neighborhood has consistently registered a significant number of noise complaints with the airport administration and residents from the area are members of the Noise Advisory Committee—which provides advice and recommendations about aircraft noise to the Nantucket Memorial Airport Commission. Aircraft noise is a problem that can never be eliminated, but it can be minimized. The F.A.A. has complete jurisdiction over the airspace above the island. Its overarching concern is for the safety of aircraft and passengers, not the reduction of aircraft noise. Wind, weather and traffic volumes dictate which runways will be used, how aircraft will approach the runways and which direction planes will fly when they take off. Voluntary noise abatement routes have been established, but adherence to those routes is not always possible or desirable. The most effective action is to first increase resident awareness about airport operations, so that they can differentiate between flights that have no option over which route they take and those that could fly a different, less noisy, route. And then to encourage residents to bring proper pressure to bear on those offending airlines to comply with noise abatement routes.

Bicycle Path— More than 75% of the residents support building a paved bike path from Milestone Road down Tom Nevers Road to Tom Nevers Field. If built, the path would divert bicycle and pedestrian traffic from a high-speed road with heavy vehicular traffic at certain times of the year—and thereby reduce the risk of a serious or fatal injury. Such a path has been included in the overall Nantucket plan for bicycle paths and the cost has been estimated. In January, 2007, construction costs for a hard-paved bicycle path were estimated at $250 per linear foot. The entire length of the path would be 11,700 linear feet, yielding a projected total cost, in 2007 dollars, of $2,923,000. This project is currently ranked 21 of 23 projects on the Nantucket Planning and Economic Development Commission’s (NP&EDC) priority list, with lack of funding, the need to acquire easements from property owners, and the presence of endangered species in the area as the main factors contributing to the low priority. Long-range plans have construction of the path scheduled between 2026 and 2030. To provide some relief in the interim, an unpaved bike path through the NCF land along the west side of Tom Nevers West should be considered. Although an unpaved path would not attract as many users as a paved path, it would help to divert some of the pedestrian/bike traffic from Tom Nevers Road and it would allow additional access to the NCF properties.

Bus Service— Many residents would like to see the Nantucket Regional Transit Authority (NRTA) extend its bus line down

The Town should be urged to move the Tom Nevers bike path up its priority list.
**Every effort should be made to obtain the funds for NRTA to create a route down Tom Nevers Road.**

Tom Nevers Road. This would reduce the near-to-total dependence on cars for travel to Siasconset, mid-Island and Town. It would also reduce pedestrian traffic along Tom Nevers Road, because people now have to walk to the NRTA bus stop at Milestone Road.

The NRTA Administrator has estimated that it would cost about $123,000 (in 2007 dollars) to provide Tom Nevers service from mid-May through the first week in October...from 7:00am to 11:30pm...and that new equipment would have to be added to the fleet. Funding for the new equipment has been requested from the State but it will not be known until later in 2007 whether the request has been approved. Additional obstacles will have to be overcome before a new Tom Nevers route could be established, but service to the area is high on NRTA’s priority list and may be realized within the next few years.

**Park-n-Ride—** There has been considerable discussion about creating a park-n-ride lot near the intersection of Tom Nevers Road and Milestone Road. This would enable residents to drive to the NRTA stop (some from 2+ miles away) and take public transportation into Town. If walking trails are created in the NCF property, this lot could also serve those who would like to hike in the area. The only land suitable for such a lot is on NCF property near the intersection of Milestone and Tom Nevers Roads. Unfortunately, access to such a lot could create an added traffic hazard. If the entire intersection is reconfigured at some future point, then creation of a park-n-ride lot adjacent to the NRTA stop should be considered.

**“Circulation” Conclusions & Recommendations—**

- 1. The Greater Tom Nevers area should continue to supply representatives to the Noise Advisory Committee of the Airport Commission. Every effort should be made to educate people about flight patterns, runway use and weather conditions, so that they can understand when noise abatement routes can be flown and then bring suitable pressure on the airlines to comply with those routes.

- 2. The Town should be urged to move the Tom Nevers bike path up in its priority list. Consideration should be given to undertaking the project in two parts—from Milestone Road to Old Tom Nevers Road and from Old Tom Nevers Road to Tom Nevers Field. This would spread out the cost of the project, while providing some immediate relief to the pedestrian/bike/vehicle congestion on the upper part of Tom Nevers Road.

- 3. Every effort should be made to obtain the necessary funds for NRTA to create a route down Tom Nevers Road. Such an expansion is at the top of their priority list; all that is lacking is the necessary State and Town funds.

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**If you haven’t yet renewed your 2007 TNCA Membership, Please do so today !!!**

Your dues help us make our neighborhood all you want it to be... a place with exceptional quality-of-life and rising property values.

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**TOM NEVERS CIVIC ASSOCIATION / Membership Renewal Form**

- Enclosed is my check for $15 for 2007 dues.
- Enclosed is my check for $30 for 2007 and 2008 dues.
- I’ve also enclosed a contribution of _________ to help TNCA expand its efforts.

Name(s) as you wish to be listed

Island Property location

Island Mailing Address

E-mail

Off-Island Address

Tel.

Preferred mailing address: __Off-Island __On-Island

Please make your check payable to the “Tom Nevers Civic Association”
And return with this form to — Dual Macintyre / TNCA / P.O. Box 2926 / Nantucket, MA

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To make sure we have your latest email address, please email us at — acktnca@comcast.net
Our Greater Tom Nevers Neighborhood

**Tom Nevers East-**
- Chuck Hollow/Crestwood/Flintlock/
- Green Hollow/Heath/Jonathan/Longwood/Lyons/Parson/Sandpiper/
- Sandsbury/Whitetail/Wood Hollow

**Tom Nevers South-**
- Bosworth/Chershire/Dorset/Elliott’s/
- Hampshire/Hollister/Lyford/Marcus/
- Mayhew/Nichols/Old Tom Nevers/
- Surrey/Sussex/Van Fleet/Wanoma

**Tom Nevers West-**
- Arlington/Berkley/Clarendon/
- Cornwall/Dartmouth/Devon/Driscoll/
- Exeter/Fairfield/Gloucester/
- Huntington/Ipswich/Kendrick/Marion

**Tom Nevers Central-**
- Tom Nevers Road

**Madequecham West-**
- Hinsdale/Madequecham Valley/New South/Russell’s/Waquoit/Wigwam/
- Wright’s Landing

Tom Nevers Area Plan Work Group

- **From Tom Nevers East-**
  - Kate Damsgaard
  - Dick Eldridge
  - Dual Macintyre
  - Anne McAndrew

- **From Tom Nevers West-**
  - Pam Bartlett
  - Charles Kymer
  - Eric Savetsky

- **From Tom Nevers South-**
  - Peter Hoey
  - Dale Stoodley

- **From Madequecham West-**
  - Rev. Nancy Nelson
  - Susan Shepherd

- **From the Planning Commission-**
  - Michael Kopko
  - Linda Williams

- **Providing Assistance-**
  - Andrew Vorce
  - Leslie Woodson
  - Mike Burns
  - Jeri Hicks
  - Jack Warner

E-mail us at: acktnca@comcast.net
Appendix VIII --

Guidelines for Events at Tom Nevers Field
1. Introduction - As residents of Nantucket and neighbors of Tom Nevers Field (previously the old Navy Base property), we support the use of this area for passive recreation, family-oriented events and educational activities. We further support improvements to the property that will enhance its appeal to families or encourage the use of the land for passive recreation or educational purposes. We believe the property is a unique resource for the island and its future use should be consistent with the history and character of Nantucket. We specifically support the use of this park for the Nantucket County Fair, the annual Demolition Derby, and roller hockey, all of which are traditional uses for the space. Each new proposal, commercial or otherwise, will be evaluated on its merits, with the understanding that support for a trial does not constitute the establishment of a precedent. We do not support the use of this park for events that fail to provide for the following concerns.

2. Transportation - Public transportation must be the primary means of moving people to and from major events (i.e. those with more than 500 attendees, such as the Boston Pops concert). Transportation should be sufficient to move 90% of the expected attendees to and from the site within 1 hour of the start and end of the event and the field should be cleared of people no later than 10 p.m. In order to encourage the use of public transportation, the service should be convenient, timely and inexpensive. In order to discourage the use of cars for transportation, parking must be limited to designated areas; parking along Tom Nevers Road and the side streets that intersect it should be prohibited during any major event; temporary "No Parking" signs must be posted along the entire length of the road and adjacent side streets; and a strong Police presence will be required to enforce the parking regulations and to insure that no traffic, other than residents or emergency vehicles, be allowed to cut through on Old Tom Nevers Road, Parson Lane, Lyons Lane, or Longwood Drive. The free flow of traffic on public roads near the field must not be inhibited by the event itself or activities to set-up or take-down equipment. In particular, traffic not associated with the event must be permitted free access from Tom Nevers Road, around the field to New South Road and vice versa.

3. Noise - Because Tom Nevers is a residential area, any prolonged, excessive noise is anathema. Therefore, any event scheduled for the evening hours must conclude by 9 p.m., so the park may be cleared by 10 p.m., and no attractions should be offered that would encourage the crowd to linger after the event. In a similar vein, no sound amplification system that exceeds 95 dB (as measured from the middle of the first row in the spectator area), no lighting system that requires the use of portable generators, and no large screens for the projection of laser or other images may be used. Any speakers that are used must be directed toward the ocean. As noted above, the area should be cleared by 10 p.m., one hour after the conclusion of an evening event.
4. **Liquor** - We oppose the sale or consumption of any alcoholic beverages at any event held at Tom Nevers Field.

5. **Crowd Control** - Provisions must be made for crowd control at any event. This may include, but not be limited to: volunteers; employees of the sponsoring organization; or the Nantucket Police. The Nantucket Police Department and the Nantucket Fire Department must certify that adequate crowd control measures are in effect before any event is sanctioned. As a guideline, 1 crowd-control person is required for every 200 attendees.

6. **Sanitation, Shelter & Emergencies** - Portable sanitary facilities must be provided sufficient to handle 150% of the expected number of people. Shelters must also be provided to protect the young, handicapped, infirm, and elderly from the elements. First Aid and Fire protection must be provided sufficient to handle the expected crowd, as certified by the Nantucket Fire Department and/or the Nantucket Cottage Hospital.

7. **Litter** - Receptacles for litter should be provided throughout the area for any event. The sponsoring organization must provide for the clean-up of the area after any event, which shall include the separation of trash into appropriate recyclable categories and the delivery of all material to the town landfill on the next day that the landfill is open. The area to be cleaned shall include the entire park property and Tom Nevers Road from the park to Milestone Road. The sponsor of any event where admission will be charged should post a bond to insure that the property is returned to its original state, excluding any permanent improvements to the property previously approved by the Park and Recreation Commission.

8. **Park and Recreation Commission** - The Park and Recreation Commission has exercised wise and prudent judgment in administering the Tom Nevers Field property in the past. They have sought and thoughtfully considered our recommendations concerning new uses for the park land, arriving at decisions that are in keeping with the historic character and charm of the island. We look forward to continuing our close cooperation with the Commission and its staff.

   Originally Approved: November 1, 1997
   Revised and Approved: September 14, 2007

Tom Nevers Civic Association Board of Directors