‘Sconset Area Plan JUNE 2021

Prepared through the work of the ‘Sconset Planning Committee with the support of the Siasconset Civic Association, the ‘Sconset Trust and the ‘Sconset Advisory Board:

> Members: Lynn Filipski (President, Siasconset Civic Association), Clement Durkes (President, ‘Sconset Trust), Elizabeth Grubbs (Executive Director, ‘Sconset Trust), Caroline Ellis (‘Sconset Advisory Board), Bob Felch (Vice President, Community Foundation for Nantucket), Rolf Nelson (owner ‘Sconset Market and ‘Sconset Bookstore), Andrew Vorce (Director of Planning/PLUS)

The ‘Sconset Area Plan (SAP) has been updated to comply with Massachusetts General Law 41 Section 81D for Master Plans, and as required by the Nantucket Planning and Economic Development Commission.

The ‘Sconset Area Plan covers the area of ‘Sconset included within the solid boundary marked on the attached map as Exhibit 2.

1. GOALS AND POLICIES

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

The goals and policies of the ‘Sconset Area Plan articulate the vision that ***‘Sconset is a unique neighborhood and historic village of Nantucket***, within the overall structure of the Nantucket Master Plan. The SAP planning committee began revisions to the 2007 plan in the fall of 2020. Information from a comprehensive questionnaire to area residents, meetings with subcommittees relating to specific topics within the SAP, and a presentation to residents all contributed to this document’s findings and proposals.

There is a general concern about the effects of residential growth in ‘Sconset on land use, housing, natural and cultural resources, recreation, services, facilities and circulation. Additionally, portions of ‘Sconset along the coastline are threatened by storm erosion and rising sea levels. The SAP illustrates the issues and possible solutions that would preserve the vitality of the village center and benefit the residents if implemented.

The primary goal is to preserve the rich architectural heritage and character of ‘Sconset for future generations of residents and visitors. This includes keeping a vital village center and being a steward of the many valuable cultural and natural resources that enhance the communal life of its residents.

2. LAND USE

The Land Use plan element identifies present land use and designates the proposed distribution, location and inter-relationship of public and private land uses. This element shall relate the proposed standards of population density and building intensity to the capacity of land available or planned facilities and services. A land use plan map illustrating the land use policies of the municipality shall be included. The ‘Sconset land use map and the zoning code can be found in Exhibit 2.

Land use recommendations for ‘Sconset include:

2.1 Zoning changes in 2013 and 2019 created a VN (village neighborhood) zone to preserve the commercial core of the village. SAP recommends exploring additional ways to strengthen this essential commercial core by encouraging owners to ensure through deeds, easements, restrictions or bequests that buildings keep their commercial status.

2.2 The Siasconset Old Historic zoning boundary issues on Broadway, Front Street and Codfish Park were clarified at the 2020 Annual Meeting (as requested in the 2007 plan) with the endorsement of the 'Sconset Trust.

2.3 SAP recommends making the boundaries of 'Sconset consistent on the maps to be used for Planning and Land Use Services (PLUS), Sconset Advisory Board (SAB) and the Historic District Commission (HDC) defined to be the area bounded by the North, East, and South by the shore line of Nantucket Island and on the West by a straight line running form the eastern edge of Sesachacha Pond to the eastern edge of Tom Nevers pond.

2.4 SAP recommends the use of height restrictions in zoning guidelines depending on density and neighborhood architectural characteristics. SOH height restrictions should be 24 feet.

2.5 SAP recommends retaining the standards including density of the SR-1 district when changed to SR-5.

2.6 SAP recommends square footage of swimming pools be included in ground cover calculations for all zones. SAP endorses the existing prohibition of pools in the SOH zone and lots under 7,500 square feet. All lots should comply with the 10 foot side and rear setback requirements.

2.7 SAP understands that the Town Master Plan recommends the denser built portions of 'Sconset be considered a Town Overlay District (SOH, SR1, SR10, SR10) and keep the larger properties of 40,000 square feet (LUG-1) on the perimeter of the village as a Country Overlay District. A subarea of the Country Overlay District could be labeled a Village Overlay district where limited commercial activity may take place, where infrastructure may be available and where there are more dense developments of less than one acre than other areas in the Country Overlay District.

3. HOUSING

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

3.1 'Sconset has unique architectural characteristics based on different historical and economic origins. Those characteristics are best evidenced in different architectural neighborhoods. These neighborhoods will delineate areas where houses are similar in style, mass and height, and in some cases, historical periods. SAP recommends the establishment of these architectural standards through a professionally conducted study to be used as a purposeful guideline for the SAB and HDC in determining appropriate residential development within a specific neighborhood.

3.2 SAP recommends that the standards for determining development patterns with regard to these neighborhoods be codified in an architectural database to be used by the SAB and HDC for decision-making.

3.3 SAP supports the ongoing work of the SAB and their coordinated efforts with the HDC.

3.4 SAP supports the use and expansion of workforce housing at the USCG LORAN station while preserving the majority of the parcel as open space.

3.5 SAP encourages tax incentives for year-round rental properties in the effort to provide affordable workforce housing.

4. ECONOMIC DEVELOPMENT

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

4.1 SAP is in favor of protecting existing commercial businesses and encourages individual commercial property owners to work with the 'Sconset Trust to assure similar future use following changes in ownership.

4.2 Due to the limited off-season population and demand for goods and services of the 'Sconset area, SAP does not foresee a current need for additional commercial development.

4.3 The addition of food trucks from Millie's and Island Kitchen restaurants, the Bartlett Farm produce truck and the Nantucket Thrift Shop weekly pick-up of donations all add valuable seasonal services to the village without requiring fixed commercial space.

5. NATURAL AND CULTURAL RESOURCES

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

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

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

5.3 SAP encourages the continued support of the 'Sconset Trust to list and secure historic preservation restrictions on historic homes and structures (including the Siasconset Union Chapel) and to pursue an easement on the fire house while evaluating historic landmark status.

5.4 SAP encourages the maintenance of other well-known sites in the Village such as the rotary, pump square, the foot bridge and the post office.

5.5 SAP supports research, engagement and collaboration by public and private mutually beneficial partnerships to study erosion and its impact on public beach access, utilities, neighborhood homes and the Sankaty Head Lighthouse. We support organizations, including the Siasconset Beach Preservation Fund, the Nantucket Coastal Resilience Plan and Envision Resilience, that are

5.6 addressing the threats of erosion and coastal disruption on 'Sconset's eastern and southern border from Hoicks Hollow to Tom Nevers Pond.

5.7 SAP supports the efforts of the 'Sconset Trust to protect and preserve Sankaty Head Lighthouse, along with ongoing use of the property for educational and passive recreational purposes on the open land associated with the lighthouse station. Sankaty Lighthouse and its surrounding land is a premier historical and park-like maritime setting welcoming all visitors and promoting the mission of the 'Sconset Trust.

5.7 SAP appreciates the work of the Town of Nantucket arborist in evaluating and ensuring the health and expansion of the historic tree canopy on Main Street as well as other specimen trees on public land in the village.

5.8 SAP supports the protection of the quality and quantity of water in the aquifer and Tom Nevers Pond and the promotion of organic lawn practices to eliminate chemical runoff into the aquifer.

6. OPEN SPACE AND RECREATION

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

Open space and recreation recommendations for 'Sconset:

6.1 SAP encourages the continued support of the 'Sconset Trust to conserve open land in and around the village and possibly expand the greenbelt surrounding 'Sconset to the southwest, west and north of the village including the current open land at the USCG Station. We encourage the use of conservation restrictions and other tools where applicable as a means to conserve open land and provide recreational use.

6.2 SAP encourages the work of the 'Sconset Trust in securing historic preservation restrictions on historic homes and structures including the 'Sconset schoolhouse/fire house that could be repurposed as a community center.

6.3 SAP supports the continued maintenance and upkeep of the Codfish Park Playground by the Nantucket Land Bank and Town of Nantucket for the benefit of families of residents and visitors.

6.4 SAP supports recreational walking trails at Ruddick Commons and the Heller Trail as well as the development of additional walking trails in other areas in collaboration with other conservation groups. The bluff walk maintained by the Town of Nantucket needs protection from excessive foot traffic and the lack of compliance to stated rules listed at the entrance on the southern end.

6.5 SAP supports other island conservation groups to continue to maintain deeded conservation properties held in 'Sconset.

6.6 SAP supports the continued and permanent operation of the historic Siasconset Golf Club off the Milestone Road as a public golf course owned by the Nantucket Land Bank.

6.7 SAP encourages the Nantucket Conservation Foundation and their partner the Siasconset Civic Association to maintain and enhance the beauty of Larsen Park adjacent to the Sconset Market.

6.8 SAP values the beauty of the 'Sconset beach and its use by residents and visitors. Preserving the beach from erosion and keeping it accessible to pedestrians are critical. Providing easements or

deeds of beach property in the areas of Codfish Park and Low Beach to town and non-profit conservation organizations is highly encouraged.

7. SERVICES AND FACILITIES

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

7.1 SAP encourages the effective enforcement of parking rules and maximizing safe parking capabilities on public streets, especially in the areas by the rotary, Larsen Park, the 'Sconset Market, the beach and Ocean Avenue.

7.2 Permit parking for residents and their guests should be considered for the area including Front Street, Broadway, Center and Shell Street from Memorial Day to Labor Day.

7.3 SAP supports the continued presence of a U.S. Post Office facility in the Village for the benefit of the growing number of year-round residents and large summer population.

7.4 SAP supports the maintenance and extended seasonal use of the public comfort station located at Folger Court from April 1st through Christmas Stroll weekend. This may require renovation funds to winterize the structure and other updates possibly including solar power generation.

7.5 SAP supports the conversion of street lights in 'Sconset to LED fixtures because of enhanced energy efficiency. SAP urges the Town to adhere to the recommendations of the International Dark Sky Association with respect to color temperature if it converts to LED street lighting. SAP supports replacing the "cobra" style streetlights with decorative lamps seen primarily in the 'Sconset historic district for a more consistent appearance. SAP also supports the Town retaining an independent expert in street lighting to undertake a comprehensive audit of all existing island street lighting to assess whether existing street lighting is consistent with lighting needs and the principles of responsible outdoor lighting promoted by the International Dark Sky Association and recommend changes as required.

7.6 SAP supports the continued seasonal use of the temporary comfort station placed next to the beach entrance from April 1st to December 1st for the use of workers and visitors.

7.7 SAP encourages the continued maintenance of the life guard stand and life guard service at the beach at Codfish Park.

7.8 SAP supports the initiative to provide water fountains for the use of refilling water bottles of visitors and residents alike.

7.9 SAP appreciates the important work of the Department of Public Works handling trash collection in public areas including at the comfort station, Larsen Park, the rotary and the beach, and further recommends a longer service period, running from April through December, due to increased visitation in the shoulder seasons.

7.10 SAP supports the return of an active fire house with paid firefighters in or near 'Sconset to serve the eastern end of the island as a key priority.

7.11 SAP supports any and all efforts to bury cable and electrical wiring in all locations but most importantly in the Sconset Historic District and along Main Street.

8. CIRCULATION

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

Circulation recommendations for 'Sconset:

8.1 Because traffic and circulation are reaching a saturation point in the Village during the summer months, SAP recommends a traffic safety study to analyze and recommend effective speed limits and circulation patterns, especially in the Village core. We encourage the Town to consider a home rule bill that would set the speed limit below the current legal limit of 25 m.p.h. in key areas.

8.2 SAP recommends that any further subdivision development must be evaluated in connection with the traffic congestion in the village.

8.3 SAP recommends changing Park Lane to a one-way street going north to New Street to lower congestion coming in to the rotary.

8.4 SAP supports the preservation of public safety in vehicular and pedestrian areas through improved police enforcement activities and the use of the bike safety officers in high traffic areas.

8.5 SAP considers the monitoring of vehicle speeds essential to safety and requests regular, weekly speed monitoring by using the traffic trailer in multiple Village locations including Main Street, Sankaty Road, Morey Lane and Low Beach Road in the summer months.

8.6 SAP supports the ongoing Town of Nantucket commitment to year-round NRTA bus services and multiple routes in the summer to alleviate congestion and lower the use of vehicles.

8.7 SAP recommends the pursuit of ongoing parking options for visitors to the commercial district during the summer and shoulder seasons including evaluating satellite parking facilities possibly at the Verizon building on Main Street.

8.8 SAP supports the annual summertime Bike and Scooter Safety Day organized by the Siasconset Civic Association and administered by the Nantucket Police Department to educate adults and children on safe practices of navigation and Massachusetts state law.

8.9 SAP supports an extension of the bike paths or bike lanes on the west and north sides of the Village to ensure safety for bikers, runners, walkers and vehicle drivers.

8.10 SAP acknowledges the importance of the town ordinances on hedge heights and other potential obstructions that interfere with clear visibility or safety and support enforcement by the Town.

9. IMPLEMENTATION PROGRAM

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

SAP recognizes that planning is an ongoing process and recommends that NP&EDC work with the 'Sconset Planning Committee, which will include but not be limited to representatives of the

Siasconset Civic Association, the 'Sconset Trust, the 'Sconset Advisory Board and a commercial business, to remain involved in the implementation and updates of the 'Sconset portions of the Nantucket Master Plan.

Appendix 1

Current Siasconset Zoning standards:

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

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

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

SR-10 Sconset Residential
Minimum lot size 10,000 sq. ft.
Minimum frontage 75 ft.
Ground cover ratio 25%
Front yard setback 15 ft.
Side and rear setbacks 5 ft.

**SR-1 will be renamed SR-5 which will include similar density standards

Appendix 2

Siasconset Area Plan
4181 D Master Plan
Town of Nantucket
1 inch equals 496 feet
Legend
Buildings
Hydro
TYPE
POND
STREAM
WETLAND
Roads
TYPE
PAVED
UNPAVED
SAND TRACK
Parcels
10 ft Contours
Siasconset Area Boundary
Zoning
CODE
LUGS
SCH
SR-1
SR-10
SR-2
EXHIBIT 2
EXHIBIT 1
Siasconset Area Boundary
Town of Nantucket-GIS Mapsheet

Appendix 3
Civic Association Questionnaire February 2021

2021 Sconset Community Survey_D

From:	john manera
To:	Megan Trudel
Subject:	Sconset
Date:	Friday, September 10, 2021 11:18:36 AM

I wish to send the following comment to the Planning Board to be presented at the September 20, 2021 meeting:

Development of the Cannonbury Lane area, as well as the increased housing units being constructed on Low Beach Road, has created a new source of congestion on Morey Lane and Ocean Ave.
As these properties are developed, the added new vehicles will have a substantial impact on the Village.
The potential for a new access road to this area exists just North West of the well fields.
I believe that creating this new road should be part of the planning agenda for the future of Siasconset.

Thank You,

John Manera
15 Morey Lane
Siasconset

This email was scanned by Bitdefender

July 1, 2021

Dawn Holdgate, Chair
Nantucket Select Board
Nantucket, MA 02554

Dear Ms. Holdgate:

The Siasconset Area Plan has been updated to reflect changes since the original plan of 2007 was incorporated in the Nantucket Master Plan. Representatives from the Siasconset Civic Association, the 'Sconset Trust, the 'Sconset Advisory Board, the Community Foundation of Nantucket, the commercial businesses and Andrew Vorce, Director of Planning comprised the working group.

The village of 'Sconset is tremendously blessed with many natural and cultural resources but also faces serious challenges. As we are all aware, the threat of erosion is real and climate change will have a significant impact on the village, its infrastructure and residential life.

We are 6.3 miles from the Nantucket Fire Department that in light traffic would take almost twelve minutes to reach the edge of 'Sconset. It is critical to our residents that a new fire station be built that could service not only the village but Tom Nevers and Quidnet.

With the development of several subdivisions as well as other new residential buildings in the last ten years, 'Sconset is facing traffic issues with the increase in population. Coupled with the significant seasonal visitation of tourists and islanders alike to the Sankaty Head Lighthouse, beach, bluff walk and charming historic district, this traffic often poses a danger to pedestrians and cyclists. A home rule that lowers the speed limit to 20 m.p.h. might be the most effective way to ensure everyone's safety.

The 'Sconset Area Plan encompasses many issues and tries to find feasible solutions. We hope that the attached review will provide an essential planning tool for the Select Board.

Sincerely,

The SAP working group
Lynn Filipski, Clement Durkes, Elizabeth Grubbs, Caroline Ellis, Bob Felch, Rolf Nelson, Andrew Vorce

Cc: Libby Gibson