

**THESE ARTICLES ARE IN DRAFT FORM  
SUBJECT TO CHANGE**

ARTICLE \_\_

(Zoning Map Change: RC (Residential Commercial) to CMI (Commercial Mid-Island))

To see if the Town will vote to amend the Zoning Map of the Town of Nantucket by placing the following properties currently located in the Residential Commercial (RC) district in the Commercial Mid-Island (CMI) district:

| Map | Lot   | Number | Street           |
|-----|-------|--------|------------------|
| 55  | 240.1 | 38     | Sparks Avenue    |
| 55  | 233.1 | 36     | Sparks Avenue    |
| 55  | 233.2 | 34     | Sparks Avenue    |
| 55  | 234.6 | 30     | Sparks Avenue    |
| 155 | 310   | 26     | Sparks Avenue    |
| 55  | 309   | 24     | Sparks Avenue    |
| 55  | 308   | 22     | Sparks Avenue    |
| 55  | 307   | 20     | Sparks Avenue    |
| 55  | 231.1 | 18     | Sparks Avenue    |
| 55  | 231.2 | 18A    | Sparks Avenue    |
| 55  | 230   | 16     | Sparks Avenue    |
| 55  | 177   | 15     | Sparks Avenue    |
| 55  | 229.1 | 14B    | Sparks Avenue    |
| 55  | 228   | 1      | Hooper Farm Road |
| 55  | 227.1 | 3      | Hooper Farm Road |
| 55  | 227   | 5      | Hooper Farm Road |
| 55  | 269.2 | 21     | Sparks Avenue    |
| 55  | 268   | 31     | Sparks Avenue    |
| 55  | 267.4 | 41     | Sparks Avenue    |
| 55  | 267.3 | 43     | Sparks Avenue    |
| 55  | 267.2 | 45     | Sparks Avenue    |
| 55  | 267.1 | 47     | Sparks Avenue    |
| 55  | 266   | 51     | Sparks Avenue    |
| 55  | 267   | 2      | Sanford Road     |
| 55  | 285   | 135    | Pleasant Street  |
| 55  | 270   | 131    | Pleasant Street  |
| 55  | 267.5 | 119    | Pleasant Street  |
| 55  | 267.6 | 117    | Pleasant Street  |
| 55  | 267.7 | 115    | Pleasant Street  |
| 55  | 267.8 | 113    | Pleasant Street  |
| 55  | 267.9 | 111    | Pleasant Street  |
| 55  | 912   | 109    | Pleasant Street  |
| 55  | 176.2 | 144    | Pleasant Street  |
| 55  | 176.1 | 140    | Pleasant Street  |

|    |     |     |                 |
|----|-----|-----|-----------------|
| 55 | 164 | 130 | Pleasant Street |
| 55 | 160 | 122 | Pleasant Street |

|    |       |     |                 |
|----|-------|-----|-----------------|
| 55 | 718   |     | Pleasant Street |
| 55 | 149.2 | 112 | Pleasant Street |
| 55 | 149   | 112 | Pleasant Street |
| 55 | 149.1 | 110 | Pleasant Street |
| 55 | 145   | 100 | Pleasant Street |
| 55 | 701.1 | 96  | Pleasant Street |
| 55 | 701.2 | 96  | Pleasant Street |
| 55 | 701.3 | 96A | Pleasant Street |
| 55 | 701.4 | 96B | Pleasant Street |
| 55 | 702.1 | 1A  | Freedom Square  |
| 55 | 702.2 | 1B  | Freedom Square  |
| 55 | 702.3 | 1C  | Freedom Square  |
| 55 | 702.4 | 1D  | Freedom Square  |
| 55 | 702.5 | 1E  | Freedom Square  |
| 55 | 702.6 | 1F  | Freedom Square  |
| 55 | 703.1 | 3A  | Freedom Square  |
| 55 | 703.2 | 3B  | Freedom Square  |
| 55 | 703.3 | 3C  | Freedom Square  |
| 55 | 703.4 | 3D  | Freedom Square  |
| 55 | 704.1 | 4A  | Bayberry Court  |
| 55 | 704.2 | 4B  | Bayberry Court  |
| 55 | 704.3 | 4C  | Bayberry Court  |
| 55 | 705.1 | 5A  | Bayberry Court  |
| 55 | 705.2 | 5B  | Bayberry Court  |
| 55 | 705.3 | 5C  | Bayberry Court  |
| 55 | 705.4 | 5D  | Bayberry Court  |
| 55 | 705.5 | 5E  | Bayberry Court  |
| 55 | 706.1 | 6A  | Bayberry Court  |
| 55 | 706.2 | 6B  | Bayberry Court  |
| 55 | 706.3 | 6C  | Bayberry Court  |
| 55 | 706.4 | 6D  | Bayberry Court  |
| 55 | 706.5 | 6E  | Bayberry Court  |
| 55 | 706.6 | 6F  | Bayberry Court  |
| 55 | 707.1 | 7A  | Bayberry Court  |
| 55 | 707.2 | 7B  | Bayberry Court  |
| 55 | 707.3 | 7C  | Bayberry Court  |
| 55 | 707.4 | 7D  | Bayberry Court  |
| 55 | 707.5 | 7E  | Bayberry Court  |
| 55 | 707.6 | 7F  | Bayberry Court  |
| 55 | 708.1 | 8A  | Bayberry Court  |
| 55 | 708.2 | 8B  | Bayberry Court  |
| 55 | 708.3 | 8C  | Bayberry Court  |

|    |       |      |                 |
|----|-------|------|-----------------|
| 55 | 708.4 | 8D   | Bayberry Court  |
| 55 | 708.5 | 8E   | Bayberry Court  |
| 55 | 708.6 | 8F   | Bayberry Court  |
| 55 | 709.1 | 9A   | Bayberry Court  |
| 55 | 709.2 | 9B   | Bayberry Court  |
| 55 | 709.3 | 9C   | Bayberry Court  |
| 55 | 709.4 | 9D   | Bayberry Court  |
| 55 | 709.5 | 9E   | Bayberry Court  |
| 55 | 709.6 | 9F   | Bayberry Court  |
| 55 | 709.7 | 9G   | Bayberry Court  |
| 55 | 172   | 4    | West Creek Road |
| 55 | 173   | 6    | West Creek Road |
| 55 | 173.1 | 8    | West Creek Road |
| 55 | 174   | 10   | West Creek Road |
| 55 | 175   | 12   | West Creek Road |
| 55 | 165   | 13   | West Creek Road |
| 55 | 166   | 11   | West Creek Road |
| 55 | 167   | 7    | West Creek Road |
| 55 | 289   | 5    | West Creek Road |
| 55 | 168   | 3    | West Creek Road |
| 55 | 169   | 1    | West Creek Road |
| 55 | 163   | 1    | Chin's Way      |
| 55 | 162   | 3    | Chin's Way      |
| 55 | 161   | 4    | Chin's Way      |
| 55 | 179   | 9    | Sparks Avenue   |
| 55 | 636   | 5    | Sparks Avenue   |
| 55 | 180.3 | 3    | Sparks Avenue   |
| 55 | 180.1 | 1    | Sparks Avenue   |
| 55 | 180.2 | 175  | Orange Street   |
| 55 | 292   | 171  | Orange Street   |
| 55 | 176.4 | 167  | Orange Street   |
| 55 | 176.3 | 165  | Orange Street   |
| 55 | 176.5 | 163  | Orange Street   |
| 55 | 171   | 161  | Orange Street   |
| 55 | 170   | 159  | Orange Street   |
| 55 | 311   | 149  | Orange Street   |
| 55 | 157   | 147R | Orange Street   |
| 55 | 312   | 147  | Orange Street   |
| 55 | 155   | 145  | Orange Street   |
| 55 | 154   | 143  | Orange Street   |
| 55 | 153   | 141  | Orange Street   |
| 55 | 286   | 137  | Orange Street   |
| 55 | 665   | 137A | Orange Street   |
| 55 | 147   | 129  | Orange Street   |
| 55 | 146   | 127  | Orange Street   |

|    |       |      |               |
|----|-------|------|---------------|
| 55 | 394   | 125  | Orange Street |
| 55 | 389   | 121  | Orange Street |
| 55 | 388   | 119  | Orange Street |
| 55 | 377   | 117  | Orange Street |
| 55 | 387   | 4    | Cherry Street |
| 55 | 377.1 | 1    | Cherry Street |
| 55 | 364   | 115  | Orange Street |
| 55 | 152   | 3    | Dave Street   |
| 55 | 288   | 4    | Dave Street   |
| 55 | 151   | 5    | Dave Street   |
| 55 | 287.1 | 6    | Dave Street   |
| 55 | 287   | 8    | Dave Street   |
| 55 | 158   | 12   | Dave Street   |
| 55 | 428   | 17   | Dave Street   |
| 55 | 267   | 2    | Sanford Road  |
| 55 | 806   | 2A#1 | Sanford Road  |
| 55 | 807   | 2B#2 | Sanford Road  |
| 55 | 808   | 2C#3 | Sanford Road  |
| 55 | 809   | 2D#4 | Sanford Road  |
| 55 | 810   | 2E#5 | Sanford Road  |
| 55 | 811   | 2F#6 | Sanford Road  |

All as shown on a map entitled "2016 Annual Town Meeting Warrant Article \_\_\_ RC to CMI dated [redacted] and filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

*(Board of Selectmen for Planning Board)*



**ARTICLE \_\_**

**(Zoning Map Change: RC (Residential Commercial) to CMI (Commercial Mid-Island))**

To see if the Town will vote to amend the Zoning Map of the Town of Nantucket by placing the following properties currently located in the Residential Commercial (RC) district in the Commercial Mid-Island (CMI) district:

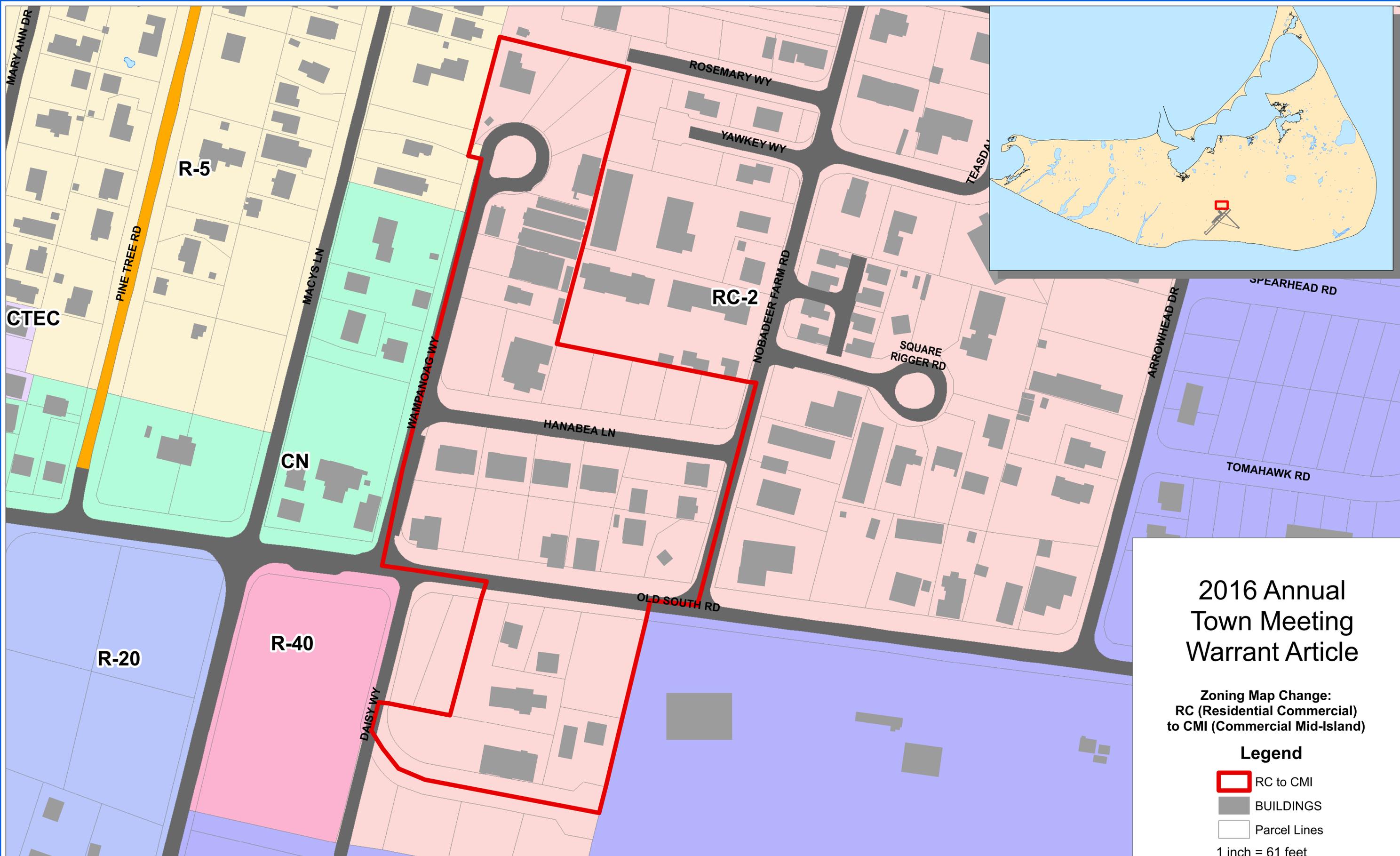
| Map | Lot  | Number | Street             |
|-----|------|--------|--------------------|
| 68  | 300  | 133    | Old South Road     |
| 68  | 46.6 | 135A   | Old South Road     |
| 68  | 46.5 | 135B   | Old South Road     |
| 68  | 968  | 118    | Old South Road     |
| 68  | 969  | 124    | Old South Road     |
| 69  | 50   | 137    | Old South Road     |
| 69  | 273  | 126    | Old South Road     |
| 69  | 274  | 128    | Old South Road     |
| 69  | 14   | 130    | Old South Road     |
| 69  | 49   | 8      | Daisy Way          |
| 69  | 241  | 6      | Daisy Way          |
| 69  | 100  | 51     | Nobadeer Farm Road |
| 69  | 101  | 49     | Nobadeer Farm Road |
| 69  | 102  | 47     | Nobadeer Farm Road |
| 69  | 258  | 12     | Hannabea Lane      |
| 69  | 257  | 10     | Hannabea Lane      |
| 69  | 256  | 8      | Hannabea Lane      |
| 69  | 255  | 6      | Hannabea Lane      |
| 69  | 15   | 4      | Hannabea Lane      |
| 68  | 319  | 2      | Hannabea Lane      |
| 68  | 966  | 1      | Hannabea Lane      |
| 68  | 967  | 3      | Hannabea Lane      |
| 69  | 271  | 5      | Hannabea Lane      |
| 69  | 272  | 7      | Hannabea Lane      |
| 68  | 318  | 5      | Wampanoag Way      |
| 68  | 317  | 9      | Wampanoag Way      |
| 68  | 316  | 11     | Wampanoag Way      |
| 68  | 315  | 13     | Wampanoag Way      |
| 68  | 314  | 15     | Wampanoag Way      |
| 68  | 313  | 19     | Wampanoag Way      |
| 68  | 312  | 21     | Wampanoag Way      |
| 68  | 311  | 23     | Wampanoag Way      |

All as shown on a map entitled "2016 Annual Town Meeting Warrant Article \_\_ RC to CMI dated [redacted] and filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

*(Board of Selectmen for Planning Board)*

DRAFT



# 2016 Annual Town Meeting Warrant Article

**Zoning Map Change:  
RC (Residential Commercial)  
to CMI (Commercial Mid-Island)**

### Legend

- RC to CMI
- BUILDINGS
- Parcel Lines

1 inch = 61 feet

**Data Sources:**  
The planimetric data on this mapsheet is based primarily upon interpretation of April, 2013 aerial photography. It was compiled to meet the ASPRS Standard for Class 1 Map Accuracy for 1"=100' scale maps.  
  
The parcel boundaries are based primarily upon the Tax Assessor's data through December, 2013.

The data on this mapsheet represents the efforts of the Town of Nantucket and other cooperating organizations to record and compile pertinent geographical and related information utilizing the capabilities of the Nantucket Geographic Information System (GIS). The GIS staff maintains an ongoing program to record and correct errors in these data that are brought to its attention. The Town of Nantucket makes no claims as to the absolute validity or reliability of these data or their fitness for any particular use.



## Town of Nantucket - GIS Mapsheet



Nantucket governmental agencies will not necessarily approve applications based solely on GIS data. Applicants for permits and licenses must inquire of the relevant agency for applicable requirements.  
The presence of information on this mapsheet does not necessarily imply public right-of-way or the right of public access.

Please send identification of any errors and corresponding corrections to:

GIS Coordinator  
Town of Nantucket  
2 Fairgrounds Road  
Nantucket, MA 02554

| Use                              | District |      |
|----------------------------------|----------|------|
|                                  | CMI      | RC   |
| Primary dwelling                 | A        | Y    |
| Secondary dwelling               | N        | Y    |
| Accessory apartment              | Y        | Y    |
| Apartment                        | Y        | N    |
| Apartment building               | N        | N    |
| Garage apartment                 | Y        | Y    |
| Duplex                           | Y        | Y    |
| Elder housing facilities         | SP       | SP   |
| Studio                           | Y        | Y    |
| Garage – residential             | N        | A    |
| Shed                             | N        | A    |
| Outbuildings – other             | N        | A    |
| Swimming pool - residential      | A        | A    |
| Home occupations                 | Y        | Y    |
| Keeping of pets for personal use | Y        | Y    |
| Retail sales                     | Y        | Y    |
| Convenience store                | Y        | Y    |
| Alcohol sales                    | Y        | Y    |
| Bakery                           | Y        | SP/A |
| Open-air market                  | Y        | Y    |
| Pharmacy                         | Y        | Y    |
| Registered marijuana dispensary  | N        | N    |
| Supermarket                      | Y        | Y    |
| Restaurants                      |          |      |
| Small (up to 70 seats)           | Y        | Y    |
| Large (71-200 seats)             | SP       | Y    |

| Use   | District |              |
|---|----------|--------------|
|   | CMI      | RC           |
| Take-out food establishment                               | Y        | SP           |
| Drive-through take-out food                               | N        | SP           |
| Tavern/Bar  | Y        | SP           |
| Formula businesses  |          |              |
| Retail (includes: bakery, convenience store and pharmacy) | Y        | S N in FBED  |
| Supermarket   | Y        | Y            |
| Restaurant  |          |              |
| Small (up to 70 seats)                                    | SP       | S /N in FBED |
| Large (71-200 seats)                                      | SP       | S /N in FBED |
| Take-out food establishment                               | SP       | Y N in FBED  |
| Tavern/Bar  | SP       | Y N in FBED  |
| Offices   | Y        | Y            |
| Theatres, auditoriums, or other places of public assembly | SP       | Y            |
| Personal services   | Y        | Y            |
| Print shop  | Y        | SP           |
| Laundromat or dry-cleaning establishment                  | SP       | SP           |
| Bank  | Y        | Y            |
| Automated teller machine                                  | Y/A      | Y            |
| Arcade  | SP/A     | A            |
| Art gallery   | Y        | SP           |
| Museum  | N        | Y            |
| Catering  | Y        | SP/A         |
| Crematorium   | N        | A            |
| Funeral home  | Y        | Y            |
| Health spa  | Y        | Y            |
| Medical clinic  | SP       | Y            |
| Hospital  | N        | N            |
| Transient residential facilities                          |          |              |
| Hotel or inn  | SP       | Y            |
| Rooming, lodging, or guest house                          | Y        | Y            |
| Time-sharing/Interval dwelling units                      | Y        | Y            |
| Contractor shop   | N        | SP           |
| Lumberyard  | N        | N            |
| Bulk merchandise retail                                   | Y        | N            |
| Landscape contractor                                      | N        | SP           |
| Light manufacturing                                       | N        | SP           |
| Food processing   | N        | SP           |
| Shed - commercial   | A        | N            |
| Interior or exterior storage or warehousing               | N        | SP           |
| Motor vehicle sales                                       | SP       | SP           |
| Motor vehicle rental                                      | N        | SP           |
| Motor vehicle repair or painting                          | SP       | SP           |
| Motor vehicle service station                             | SP       | SP           |

| Use   | District |      |
|---|----------|------|
|   | CMI      | RC   |
| Motor vehicle parking lots or structures  | Y        | Y    |
| Car wash  | SP       | SP   |
| Taxicab business  | Y        | SP   |
| Bicycle rental or sale  | N        | SP   |
| Maritime service station  | Y        | Y    |
| Yacht/Sailing clubs and marinas   | N        | Y    |
| Adult uses  | N        | N    |
| Asphalt/Batching plant  | N        | N    |
| Licensed junkyard   | N        | N    |
| Transfer station  | N        | N    |
| Petroleum product storage or distribution facility (i.e. tank farm)   | N        | N    |
| Utility production/distribution (does not include WECS)   | SP       | N    |
| Mining  | N        | N    |
| Truck/Bus terminal  | N        | N    |
| Boat-related storage  | N        | Y    |
| Preservation of a lot in its natural condition  | Y        | Y    |
| Care and propagation of fish and shellfish  | Y        | Y    |
| All agricultural uses allowed by Ch. 590 of the Acts of 1989, effective 3-8-1990 (including keeping of farm animals, greenhouses, truck gardens, farms, orchards and nurseries) | Y        | Y    |
| Cemeteries  | Y        | Y    |
| Municipal uses (any)  | Y        | Y    |
| Tents   | Y        | Y    |
| Day-care center   | Y        | Y    |
| Kennel  | SP       | SP   |
| Public stable   | SP       | SP   |
| Employer dormitory  | N        | N    |
| Neighborhood employee housing   | SP       | SP   |
| Swimming pool - commercial  | SP/A     | SP/A |
| Recreational facilities   | SP       | SP   |
| Club  | Y        | Y    |

**ARTICLE \_\_**

**(Zoning Map Change: RC-2 to CN and R-5 - Fairgrounds Road and Ticcoma Way)**

To see if the Town will vote to amend the Zoning Map of the Town of Nantucket by taking the following actions:

1. Placing the following properties currently located in the Residential Commercial 2 (RC-2) district in the Commercial Neighborhood (CN) district:

| Map | Lot                | Number | Street           |
|-----|--------------------|--------|------------------|
| 67  | 40                 | 2      | Fairgrounds Road |
| 67  | 752                | 4      | Fairgrounds Road |
| 67  | 710 (a portion of) | 16     | Vincent Circle   |

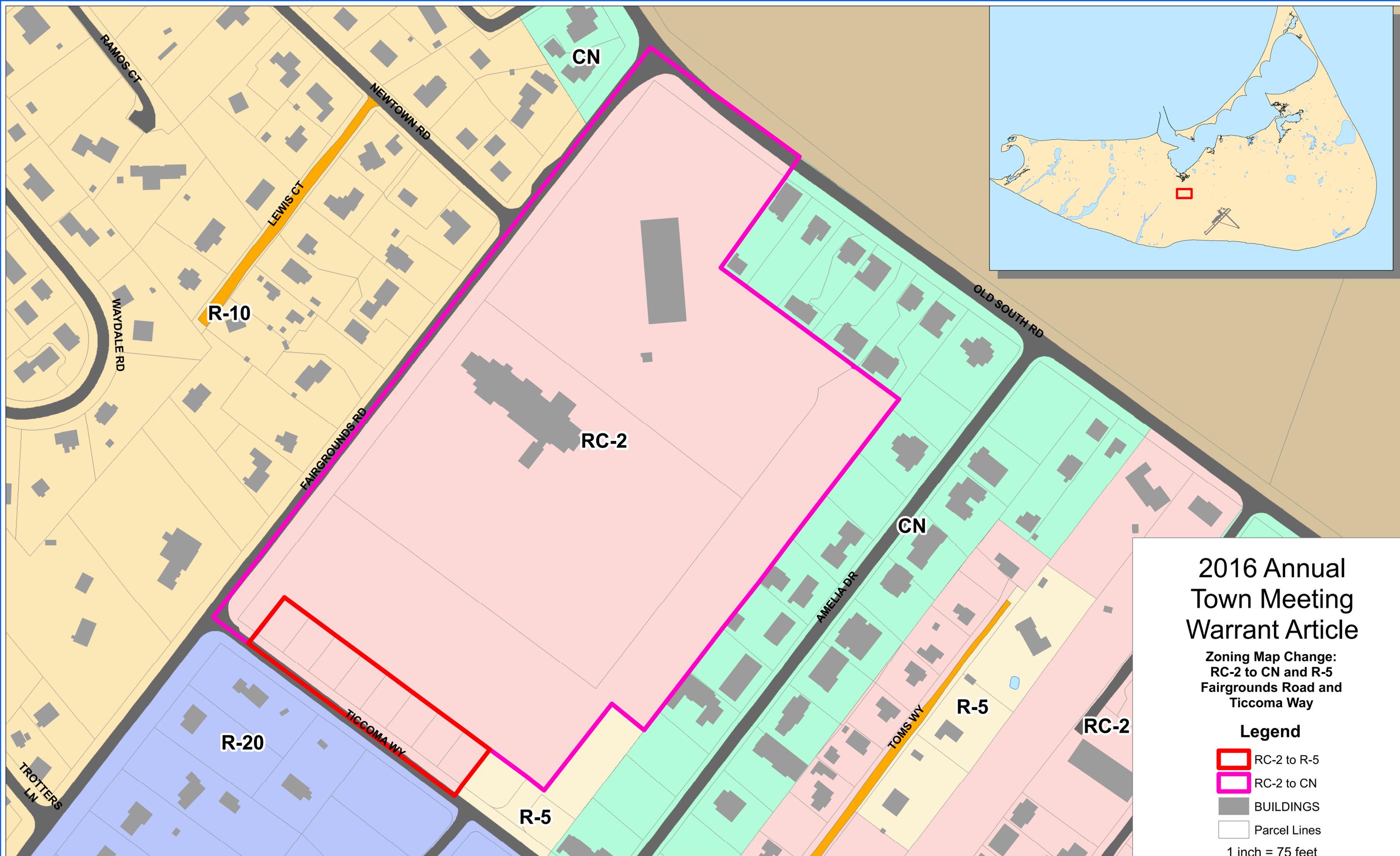
2. Placing the following properties currently located in the Residential Commercial 2 (RC-2) district in the Residential 5 (R-5) district:

| Map | Lot | Number | Street      |
|-----|-----|--------|-------------|
| 67  | 700 | 2      | Ticcoma Way |
| 67  | 701 | 4      | Ticcoma Way |
| 67  | 702 | 6      | Ticcoma Way |
| 67  | 703 | 8      | Ticcoma Way |
| 67  | 704 | 10     | Ticcoma Way |
| 67  | 705 | 12     | Ticcoma Way |
| 67  | 706 | 14     | Ticcoma Way |
| 67  | 707 | 16     | Ticcoma Way |

All as shown on a map entitled "2016 Annual Town Meeting Warrant Article \_\_ RC-2 to CN and R-5 dated      and filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

*(Board of Selectmen for Planning Board)*



## 2016 Annual Town Meeting Warrant Article

**Zoning Map Change:  
RC-2 to CN and R-5  
Fairgrounds Road and  
Ticcoma Way**

### Legend

- RC-2 to R-5
- RC-2 to CN
- BUILDINGS
- Parcel Lines

1 inch = 75 feet

**Data Sources:**  
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GIS Coordinator  
Town of Nantucket  
2 Fairgrounds Road  
Nantucket, MA 02554

ARTICLE \_\_

**(Zoning Map Change: VTEC to VR , VTEC to LUG-3, and LUG-3 to VTEC - Hummock Pond Road)**

To see if the Town will vote to amend the Zoning Map of the Town of Nantucket by taking the following actions:

1. Placing portions of property known as Assessor Map 65, lot 38, 165 Hummock Pond Road, currently located in the Village Trade Entrepreneurship and Craft (VTEC) district in the Village Residential (VR) district and;
2. Placing portions of property known as Assessor Map 65, lot 1.1, 171R Hummock Pond Road, currently located in the Limited Use General-3 (LUG) district in the Village Trade Entrepreneurship and Craft (VTEC) district and;
3. Placing portions of property known as Assessor Map 65, lot 1, 171 Hummock Pond Road, currently located in the Village Trade Entrepreneurship and Craft (VTEC) district in the Limited Use General-3 (LUG) district;

All as shown on a map entitled “2016 Annual Town Meeting Warrant Article \_\_ ZOnign Map Change: VTEC to VR , VTEC to LUG-3, and LUG-3 to VTEC - Hummock Pond Road” dated      and filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

*(Board of Selectmen for Planning Board)*



## 2016 Annual Town Meeting Warrant Article

**Zoning Map Change:**  
 VTEC to VN, VTEC to LUG-3,  
 LUG-3 to VTEC  
 Hummock Pond Road

### Legend

- VTEC to LUG-3
- VTEC to VR
- LUG-3 to VTEC
- BUILDINGS
- Parcel Lines

1 inch = 43 feet

**Data Sources:**  
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 Town of Nantucket  
 2 Fairgrounds Road  
 Nantucket, MA 02554

**ARTICLE \_\_**  
**(Zoning Map Change: R-20 to VR - Quidnet)**

To see if the Town will vote to amend the Zoning Map of the Town of Nantucket by placing the following properties currently located in the Residential 20 (R-20) district in the Village Residential (VR) district:

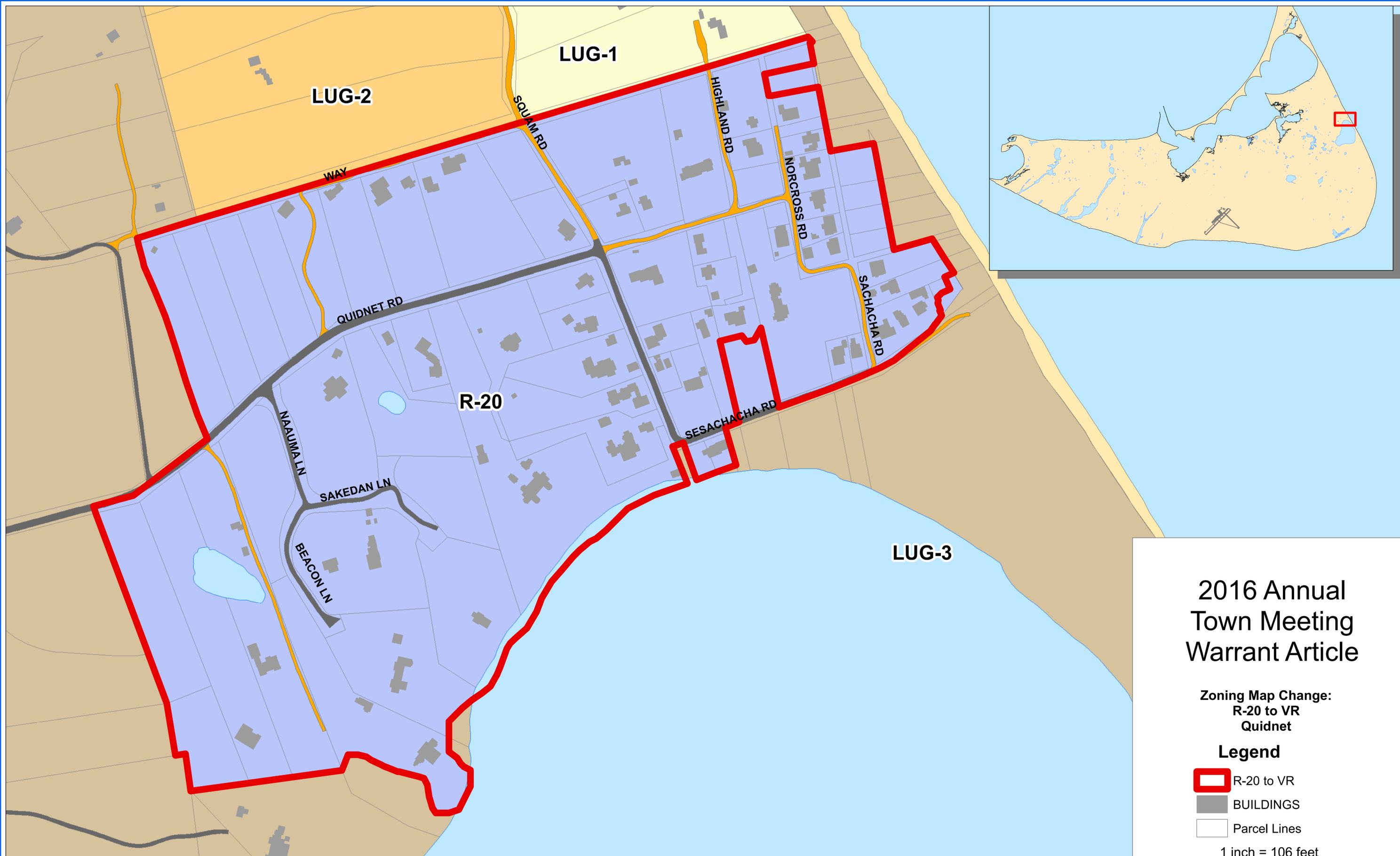
| Map | Lot               | Number | Street       |
|-----|-------------------|--------|--------------|
| 21  | 151               | 22     | Quidnet Road |
| 21  | 150               | 26     | Quidnet Road |
| 21  | 149               | 30     | Quidnet Road |
| 21  | 27.1              | 31     | Quidnet Road |
| 21  | 27.4              | 31     | Quidnet Road |
| 21  | 27.2              | 33     | Quidnet Road |
| 21  | 53                | 34     | Quidnet Road |
| 21  | 27.3              | 35     | Quidnet Road |
| 21  | 52                | 36     | Quidnet Road |
| 21  | 48                | 2      | Squam Road   |
| 21  | 47                | 6      | Squam Road   |
| 21  | 49                | 6      | Squam Road   |
| 21  | 51                | 8      | Squam Road   |
| 21  | 50                | 40     | Quidnet Road |
| 21  | 26.1              | 41     | Quidnet Road |
| 21  | 26.5              | 41     | Quidnet Road |
| 21  | 21 (a portion of) | 45     | Quidnet Road |
| 21  | 143               | 47     | Quidnet Road |
| 21  | 90                | 50     | Quidnet Road |
| 21  | 91                | 50R    | Quidnet Road |
| 21  | 59                | 52     | Quidnet Road |
| 21  | 89                | 57     | Quidnet Road |
| 21  | 81.2              | 59     | Quidnet Road |
| 21  | 81.3              | 61     | Quidnet Road |
| 21  | 96                | 64     | Quidnet Road |
| 21  | 115               | 65     | Quidnet Road |
| 21  | 114               | 67     | Quidnet Road |
| 21  | 113               | 68     | Quidnet Road |
| 21  | 111               | 72     | Quidnet Road |
| 21  | 110               | 74     | Quidnet Road |
| 21  | 63                | 76     | Quidnet Road |
| 21  | 99                | 80     | Quidnet Road |
| 21  | 100               | 84     | Quidnet Road |
| 21  | 101               | 84     | Quidnet Road |
| 21  | 102               | 86     | Quidnet Road |
| 21  | 103               | 86     | Quidnet Road |
| 21  | 104               | 88     | Quidnet Road |
| 21  | 109               | 88     | Quidnet Road |
| 21  | 105               | 90     | Quidnet Road |

|    |                     |     |                 |
|----|---------------------|-----|-----------------|
| 21 | 108                 | 90  | Quidnet Road    |
| 21 | 107 (a portion of)  | 94  | Quidnet Road    |
| 21 | 73 (a portion of)   | 100 | Quidnet Road    |
| 21 | 74 (a portion of)   | 102 | Quidnet Road    |
| 21 | 75.1                |     | Quidnet Road    |
| 21 | 24                  | 1   | Sesachacha Road |
| 21 | 88                  | 2   | Sesachacha Road |
| 21 | 23                  | 3   | Sesachacha Road |
| 21 | 87                  | 6   | Sesachacha Road |
| 21 | 142                 | 7   | Sesachacha Road |
| 21 | 85                  | 8   | Sesachacha Road |
| 21 | 141                 | 9   | Sesachacha Road |
| 21 | 140                 | 11  | Sesachacha Road |
| 21 | 83                  | 12  | Sesachacha Road |
| 21 | 82                  | 14  | Sesachacha Road |
| 21 | 18                  | 17  | Sesachacha Road |
| 21 | 19                  | 17  | Sesachacha Road |
| 21 | 80                  | 24  | Sesachacha Road |
| 21 | 79                  | 28  | Sesachacha Road |
| 21 | 78                  | 30  | Sesachacha Road |
| 21 | 76.4                | 36A | Sesachacha Road |
| 21 | 76.1                | 36B | Sesachacha Road |
| 21 | 76.2                | 36C | Sesachacha Road |
| 21 | 76.3                | 36D | Sesachacha Road |
| 21 | 26.2                | 3   | Naauma Lane     |
| 21 | 26.3                | 4   | Naauma Lane     |
| 21 | 26.9 (a portion of) | 3   | Beacon Lane     |
| 21 | 26.8 (a portion of) | 5   | Beacon Lane     |
| 21 | 26                  | 4   | Sakedan Lane    |
| 21 | 26.4                | 5   | Sakedan Lane    |
| 21 | 26.7 (a portion of) | 6   | Sakedan Lane    |
| 21 | 26.6                | 7   | Sakedan Lane    |

All as shown on a map entitled "2016 Annual Town Meeting Warrant Article \_\_ R-20 to VR dated [redacted] and filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

*(Board of Selectmen for Planning Board)*



# 2016 Annual Town Meeting Warrant Article

**Zoning Map Change:**  
R-20 to VR  
Quidnet

**Legend**

-  R-20 to VR
-  BUILDINGS
-  Parcel Lines

1 inch = 106 feet

**Data Sources:**  
The planimetric data on this mapsheet is based primarily upon interpretation of April, 2013 aerial photography. It was compiled to meet the ASPRS Standard for Class 1 Map Accuracy for 1"=100' scale maps.

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## Town of Nantucket - GIS Mapsheet



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Please send identification of any errors and corresponding corrections to:

GIS Coordinator  
Town of Nantucket  
2 Fairgrounds Road  
Nantucket, MA 02554

ARTICLE \_\_\_\_

(Zoning Map Change: R-20 to R-40 or LUG-1 - Grove Lane)

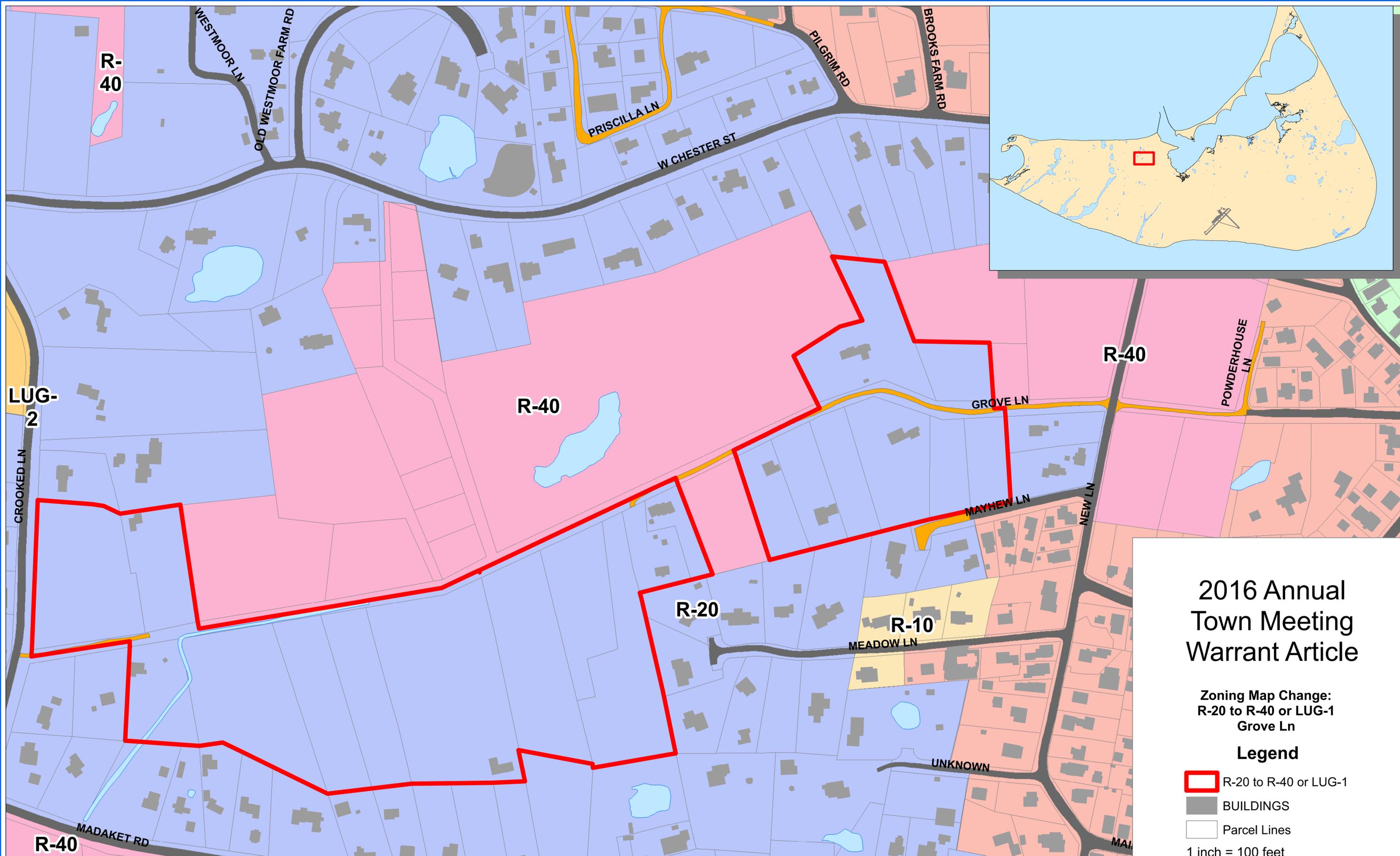
To see if the Town will vote to amend the Zoning Map of the Town of Nantucket by placing the following properties currently located in the Residential 20 (R-20) district, in the Residential 40 (R-40) district:

| Map | Lot              | Number | Street       |
|-----|------------------|--------|--------------|
| 41  | 330              | 36     | Crooked Lane |
| 41  | 419              | 55     | Grove Lane   |
| 41  | 415              | 54     | Grove Lane   |
| 41  | 416              | 58     | Grove Lane   |
| 41  | 414 (portion of) | 43     | Madaket Road |
| 41  | 413 (portion of) | 41     | Madaket Road |
| 41  | 410 (portion of) | 35     | Madaket Road |
| 41  | 430              | 40     | Grove Lane   |
| 41  | 431              | 38     | Grove Lane   |
| 41  | 432              | 36     | Grove Lane   |
| 41  | 438              | 23     | Grove Lane   |
| 41  | 505              | 19     | Grove Lane   |
| 41  | 441              | 18     | Grove Lane   |
| 41  | 440              | 20     | Grove Lane   |
| 41  | 439              | 24     | Grove Lane   |
| 41  | 437              | 26     | Grove Lane   |
| 41  | 436              | 28     | Grove Lane   |
| 41  | 435              | 30     | Grove Lane   |
| 41  | 433.1            | 34A    | Grove Lane   |
| 41  | 433              | 34B    | Grove Lane   |

All as shown on a map entitled "2016 Annual Town Meeting Warrant Article \_\_\_\_ Zoning Map Change: RC-2 and CTEC to R-10 or R-20 - Marble Way" dated \_\_\_\_\_, 2015 and filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

*(Board of Selectmen for Planning Board)*



## 2016 Annual Town Meeting Warrant Article

**Zoning Map Change:**  
R-20 to R-40 or LUG-1  
Grove Ln

### Legend

- R-20 to R-40 or LUG-1
- BUILDINGS
- Parcel Lines

1 inch = 100 feet

**Data Sources:**  
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# Town of Nantucket - GIS Mapsheet



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GIS Coordinator  
Town of Nantucket  
2 Fairgrounds Road  
Nantucket, MA 02554

**ARTICLE \_\_**

**(Zoning Map Change: R-1 to ROH - Various Locations)**

To see if the Town will vote to amend the Zoning Map of the Town of Nantucket by placing the following properties currently located in the Residential 1 (R-1) district in the Residential Old Historic (ROH) district:

| Map    | Lot  | Number | Street           |
|--------|------|--------|------------------|
| 42.4.4 | 21   | 1      | Cliff Road       |
| 42.4.4 | 20   | 3      | Cliff Road       |
| 42.4.4 | 60   | 5      | Cliff Road       |
| 42.4.4 | 59.1 | 7      | Cliff Road       |
| 42.4.4 | 59   | 9      | Cliff Road       |
| 42.4.4 | 19   | 4      | North Avenue     |
| 55.4.4 | 2    | 1      | Prospect Street  |
| 55.4.4 | 37   | 1      | Prospect Street  |
| 55.4.4 | 38   | 3      | Prospect Street  |
| 55.4.4 | 39   | 5      | Prospect Street  |
| 55.4.4 | 40   | 7      | Prospect Street  |
| 55.4.4 | 41   | 9      | Prospect Street  |
| 55.4.4 | 42   | 11     | Prospect Street  |
| 55.4.4 | 88   | 17     | Prospect Street  |
| 55.4.4 | 89.1 | 19     | Prospect Street  |
| 55.4.4 | 89   | 21     | Prospect Street  |
| 55.4.4 | 90   | 23     | Prospect Street  |
| 55.4.4 | 91   | 25     | Prospect Street  |
| 55.4.4 | 93   | 27     | Prospect Street  |
| 55.4.4 | 42.1 | 1      | Joy Street       |
| 55.4.4 | 1    | 30     | Milk Street      |
| 56     | 321  | 32     | Milk Street      |
| 55.4.4 | 10   | 10     | Mt Vernon Street |
| 55.4.4 | 10.1 | 10R    | Mt Vernon Street |
| 55.4.4 | 35   | 12     | Mt Vernon Street |
| 55.4.4 | 34   | 14     | Mt Vernon Street |
| 55.4.4 | 33   | 16     | Mt Vernon Street |
| 55.4.4 | 32.1 | 18     | Mt Vernon Street |
| 55.4.4 | 32.2 | 7      | Joy Street       |
| 55.4.4 | 68   | 3      | Joy Street       |
| 41     | 41   | 35     | Milk Street      |
| 41     | 42   | 19     | Quaker Road      |
| 41     | 179  | 17     | Quaker Road      |
| 41     | 178  | 15     | Quaker Road      |
| 41     | 617  | 24     | Quaker Road      |
| 42.3.3 | 46   | 131    | Main Street      |
| 41     | 455  | 139    | Main Street      |

|    |     |     |              |
|----|-----|-----|--------------|
| 41 | 172 | 141 | Main Street  |
| 41 | 171 | 145 | Main Street  |
| 41 | 170 | 147 | Main Street  |
| 41 | 289 | 158 | Main Street  |
| 41 | 290 | 160 | Main Street  |
| 41 | 291 | 162 | Main Street  |
| 41 | 292 | 164 | Main Street  |
| 41 | 293 | 3   | Madaket Road |

All as shown on a map entitled “2016 Annual Town Meeting Warrant Article \_\_\_ R-1 to ROH dated [redacted] and filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

*(Board of Selectmen for Planning Board)*

DRAFT



ARTICLE \_\_

**(Zoning Map Change: CDT, ROH, R-1, R-20 and LUG-2 to R-40 - Town Open Space)**

To see if the Town will vote to amend the Zoning Map of the Town of Nantucket by taking the following actions:

1. Place the following properties currently located in the Commercial Downtown (CDT) district in the Residential-40 (R-40) district.

| Map    | Lot | Number | Street      |
|--------|-----|--------|-------------|
| 42.4.2 | 18  | 27     | Easy Street |

2. Place the following properties currently located in the Residential Old Historic (ROH) district in the Residential-40 (R-40) district.

| Map    | Lot | Number | Street      |
|--------|-----|--------|-------------|
| 42.3.3 | 179 | 106    | Main Street |

3. Place the following properties currently located in the Residential-1 (R-1) district in the Residential-40 (R-40) district.

| Map    | Lot  | Number | Street           |
|--------|------|--------|------------------|
| 30     | 608  | 2      | Nantucket Avenue |
| 42.4.4 | 54.1 |        | North Avenue     |
| 42.4.4 | 54.2 |        | North Avenue     |

4. Place the following properties currently located in the Residential-20 (R-20) district in the Residential-40 (R-40) district.

| Map | Lot                 | Number | Street          |
|-----|---------------------|--------|-----------------|
| 41  | 480<br>(portion of) | 21     | Crooked Lane    |
| 56  | 114                 | 14     | Oak Hollow      |
| 56  | 372                 | 12     | High Brush Path |
| 56  | 387                 | 20     | High Brush Path |
| 56  | 452                 | 1      | Aurora Way      |
| 56  | 456                 | 2      | Aurora Way      |
| 68  | 826                 | 126    | Old South Road  |
| 68  | 827                 | 127    | Old South Road  |
| 68  | 828                 | 128    | Old South Road  |

5. Place the following properties currently located in the Limited Use General-2 (LUG-2) district in the Residential-40 (R-40) district.

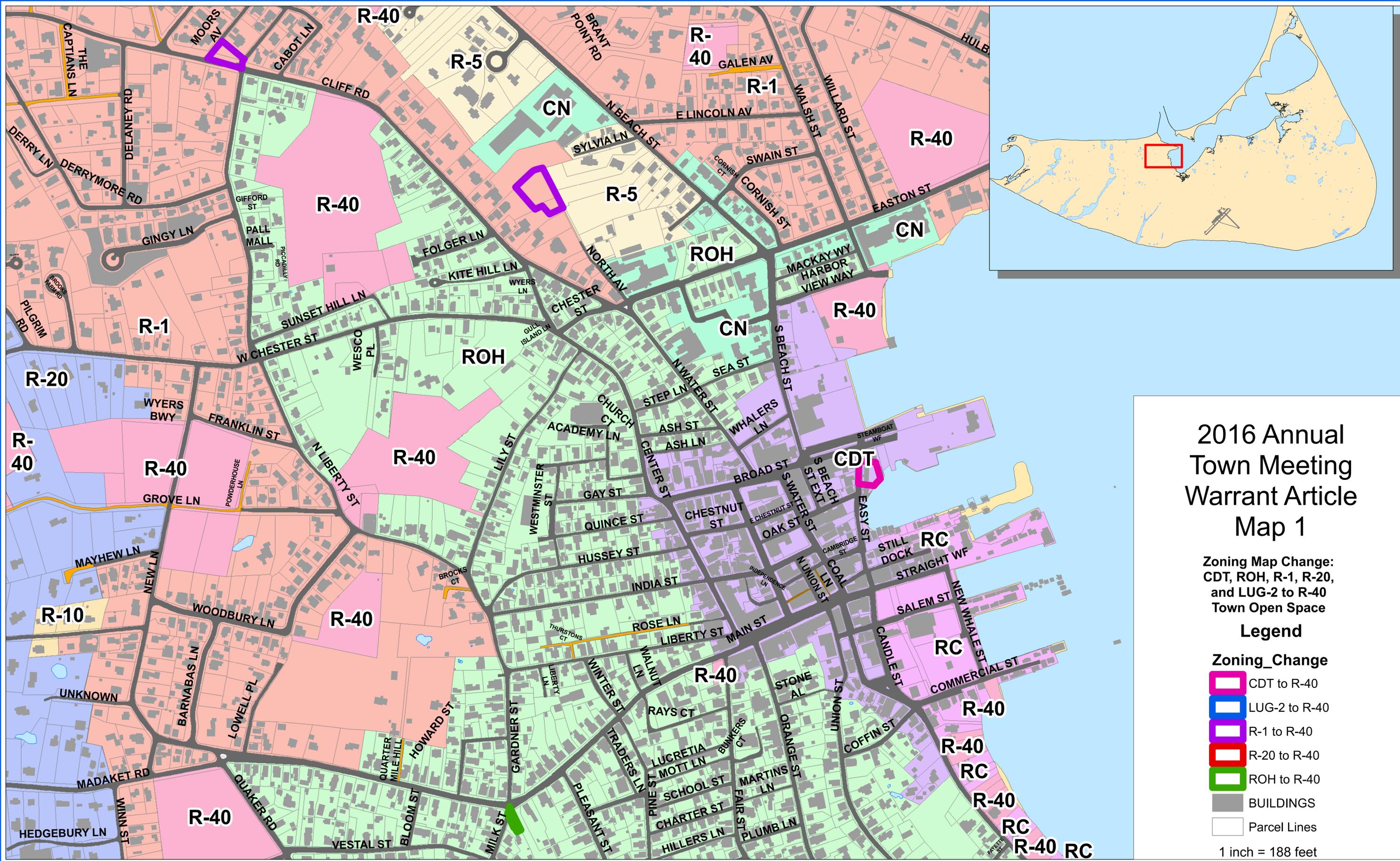
| Map | Lot  | Number | Street        |
|-----|------|--------|---------------|
| 67  | 82.1 |        | Surfside Road |

All as shown on a map entitled "2016 Annual Town Meeting Warrant Article \_\_\_ CDT, ROH, R-1, R-20 and LUG-2 to R-40 -Town Open Space" dated January 2016 and filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

*(Board of Selectmen for Planning Board)*

DRAFT



# 2016 Annual Town Meeting Warrant Article Map 1

Zoning Map Change:  
CDT, ROH, R-1, R-20,  
and LUG-2 to R-40  
Town Open Space

### Legend

#### Zoning\_Change

- CDT to R-40
- LUG-2 to R-40
- R-1 to R-40
- R-20 to R-40
- ROH to R-40
- BUILDINGS
- Parcel Lines

1 inch = 188 feet

**Data Sources:**  
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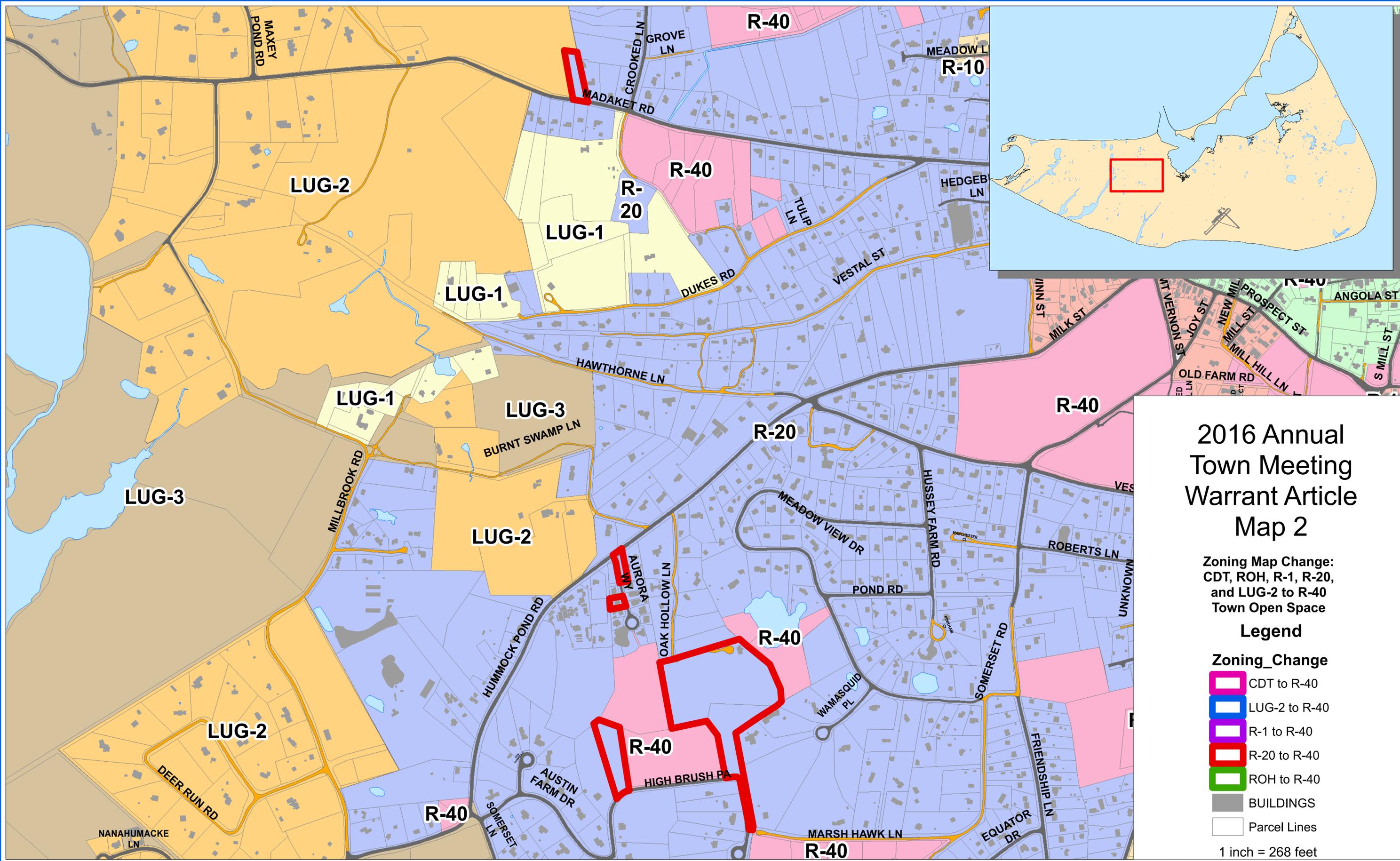
## Town of Nantucket - GIS Mapsheet



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Please send identification of any errors and corresponding corrections to:

GIS Coordinator  
Town of Nantucket  
2 Fairgrounds Road  
Nantucket, MA 02554



## 2016 Annual Town Meeting Warrant Article Map 2

**Zoning Map Change:  
CDT, ROH, R-1, R-20,  
and LUG-2 to R-40  
Town Open Space**

### Legend

- Zoning\_Change**
- CDT to R-40
  - LUG-2 to R-40
  - R-1 to R-40
  - R-20 to R-40
  - ROH to R-40
  - BUILDINGS
  - Parcel Lines

1 inch = 268 feet

**Data Sources:**  
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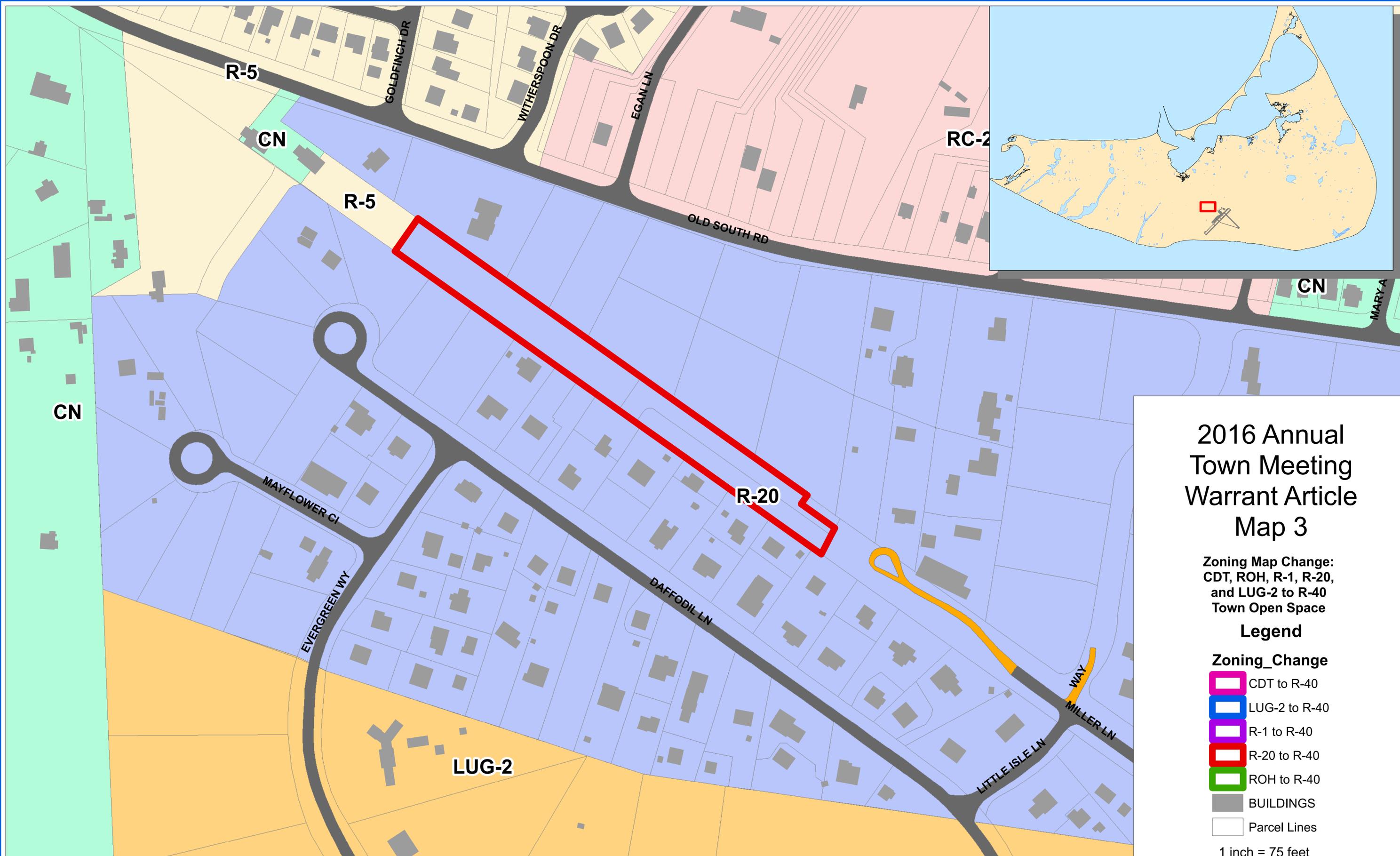
# Town of Nantucket - GIS Mapsheet



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Town of Nantucket  
2 Fairgrounds Road  
Nantucket, MA 02554



## 2016 Annual Town Meeting Warrant Article Map 3

**Zoning Map Change:  
CDT, ROH, R-1, R-20,  
and LUG-2 to R-40  
Town Open Space**

### Legend

#### Zoning\_Change

-  CDT to R-40
-  LUG-2 to R-40
-  R-1 to R-40
-  R-20 to R-40
-  ROH to R-40
-  BUILDINGS
-  Parcel Lines

1 inch = 75 feet

**Data Sources:**  
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Town of Nantucket  
2 Fairgrounds Road  
Nantucket, MA 02554

**ARTICLE \_\_\_**

**(Zoning Map Change: R-20, VR, LUG-1, and LUG-2 to LUG-3 - Country Open Space)**

To see if the Town will vote to amend the Zoning Map of the Town of Nantucket by taking the following actions:

1. Place the following properties currently located in the Residential-20 (R-20) district in the Limited Use General-3 (LUG-3) district:

|    |                 |      |                 |
|----|-----------------|------|-----------------|
| 21 | 75 (portion of) | Rear | Quidnet Road    |
| 21 | 81.1            | 18   | Sesachacha Road |
| 21 | 98              | 78   | Quidnet Road    |
| 87 | 81 (portion of) | 32   | Western Avenue  |

2. Place the following properties currently located in the Village Residential (VR) district in the Limited Use General-3 (LUG-3) district:

|      |     |     |                       |
|------|-----|-----|-----------------------|
| 59.3 | 47  |     | Starbuck Road         |
| 59.3 | 70  |     | Starbuck Road         |
| 59.3 | 71  |     | Arkansas Avenue       |
| 59.3 | 72  |     | Arkansas Avenue       |
| 59.3 | 74  |     | Arkansas Avenue       |
| 59.3 | 75  |     | Arkansas Avenue       |
| 59.3 | 76  |     | Arkansas Avenue       |
| 59.3 | 77  |     | Arkansas Avenue       |
| 59.3 | 92  |     | North Carolina Avenue |
| 59.3 | 142 |     | Starbuck Road         |
| 59.3 | 188 |     | North Carolina Avenue |
| 59.3 | 189 |     | North Carolina Avenue |
| 59.3 | 190 |     | North Carolina Avenue |
| 59.3 | 248 |     | South Carolina Avenue |
| 59.3 | 266 |     | North Carolina Avenue |
| 59.3 | 267 |     | North Carolina Avenue |
| 59.3 | 269 |     | North Carolina Avenue |
| 59.4 | 178 |     | Mississippi Avenue    |
| 59.4 | 179 |     | Mississippi Avenue    |
| 59.4 | 238 |     | Madaket               |
| 59.4 | 280 |     | Mississippi Avenue    |
| 59.4 | 281 |     | Mississippi Avenue    |
| 59.4 | 282 |     | Mississippi Avenue    |
| 59.4 | 289 | 276 | Madaket Road          |
| 59.4 | 323 |     | Mississippi Avenue    |
| 59.4 | 324 |     | Mississippi Avenue    |
| 59.4 | 325 |     | Mississippi Avenue    |
| 59.4 | 326 |     | Mississippi Avenue    |
| 59.4 | 327 | 272 | Madaket Road          |
| 59.4 | 328 | 272 | Madaket Road          |

|        |     |     |                      |
|--------|-----|-----|----------------------|
| 60     | 24  | 9   | Starbuck Road        |
| 60     | 110 | 17R | Starbuck Road        |
| 60.1.2 | 56  | 21  | Tennessee Avenue     |
| 60.1.2 | 57  | 23  | Tennessee Avenue     |
| 60.2.4 | 34  | 10  | Ames Avenue          |
| 60.2.4 | 60  |     | Ames Avenue          |
| 60.3.1 | 24  |     | Rhode Island Avenue  |
| 60.3.1 | 192 | 43  | New Hampshire Avenue |

3. Place the following properties currently located in the Limited Use General-1 (LUG-1) district in the Limited Use General-3 (LUG-3) district:

|      |      |     |                        |
|------|------|-----|------------------------|
| 43   | 14   | 56  | Polpis Road            |
| 43   | 168  | 30  | Shimmo Pond Road       |
| 43   | 169  | 32  | Shimmo Pond Road       |
| 54   | 204  | 21  | Monomoy Road           |
| 55   | 61.1 | 158 | Orange Street          |
| 59   | 1.3  | 225 | Madaket Road           |
| 59.3 | 42   | 48  | South Cambridge Street |

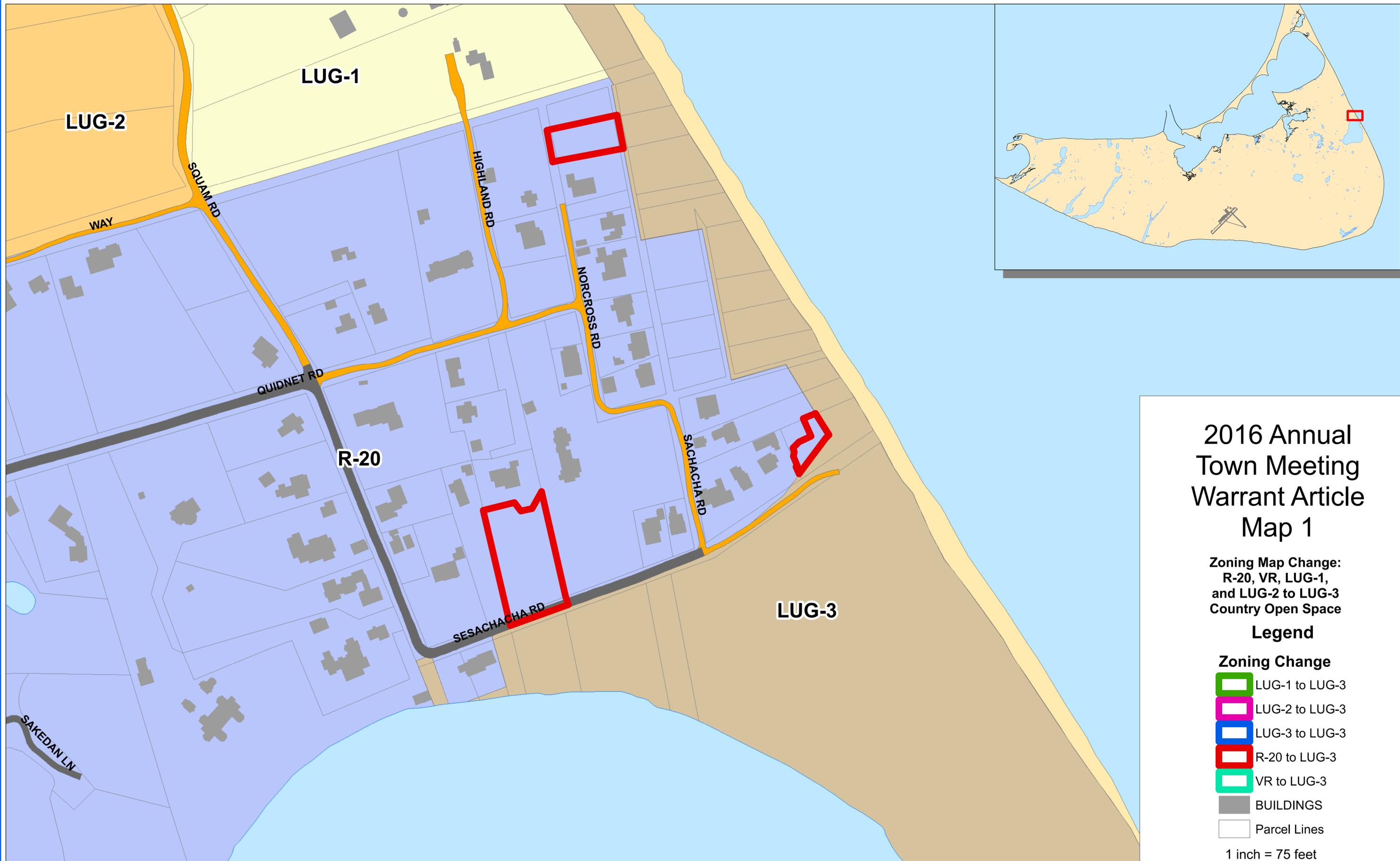
4. Place the following properties currently located in the Limited Use General-2 (LUG-2) district in the Limited Use General-3 (LUG-3) district:

| Map | Lot              | Number | Street               |
|-----|------------------|--------|----------------------|
| 31  | 25.2             | 10     | East Tristram Avenue |
| 38  | 111              | 38     | Ridge Lane           |
| 39  | 31.1             | 9      | Greenleaf Road       |
| 41  | 480 (portion of) | 21     | Crooked Lane         |
| 41  | 532              |        | West Chester Street  |
| 41  | 536              | 3      | Wannacommet Road     |
| 87  | 2                | 7      | Hillside Avenue      |
| 87  | 86               | 1      | Hillside Avenue      |

All as shown on a map entitled "2016 Annual Town Meeting Warrant Article \_\_\_, Zoning Map Change: R-20, VR, LUG-1, and LUG-2 to LUG-3 - Country Open Space" dated January 2016 and filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

*(Board of Selectmen for Planning Board)*



# 2016 Annual Town Meeting Warrant Article Map 1

**Zoning Map Change:  
R-20, VR, LUG-1,  
and LUG-2 to LUG-3  
Country Open Space**

## Legend

- Zoning Change**
- LUG-1 to LUG-3
  - LUG-2 to LUG-3
  - LUG-3 to LUG-3
  - R-20 to LUG-3
  - VR to LUG-3
  - BUILDINGS
  - Parcel Lines

1 inch = 75 feet

**Data Sources:**  
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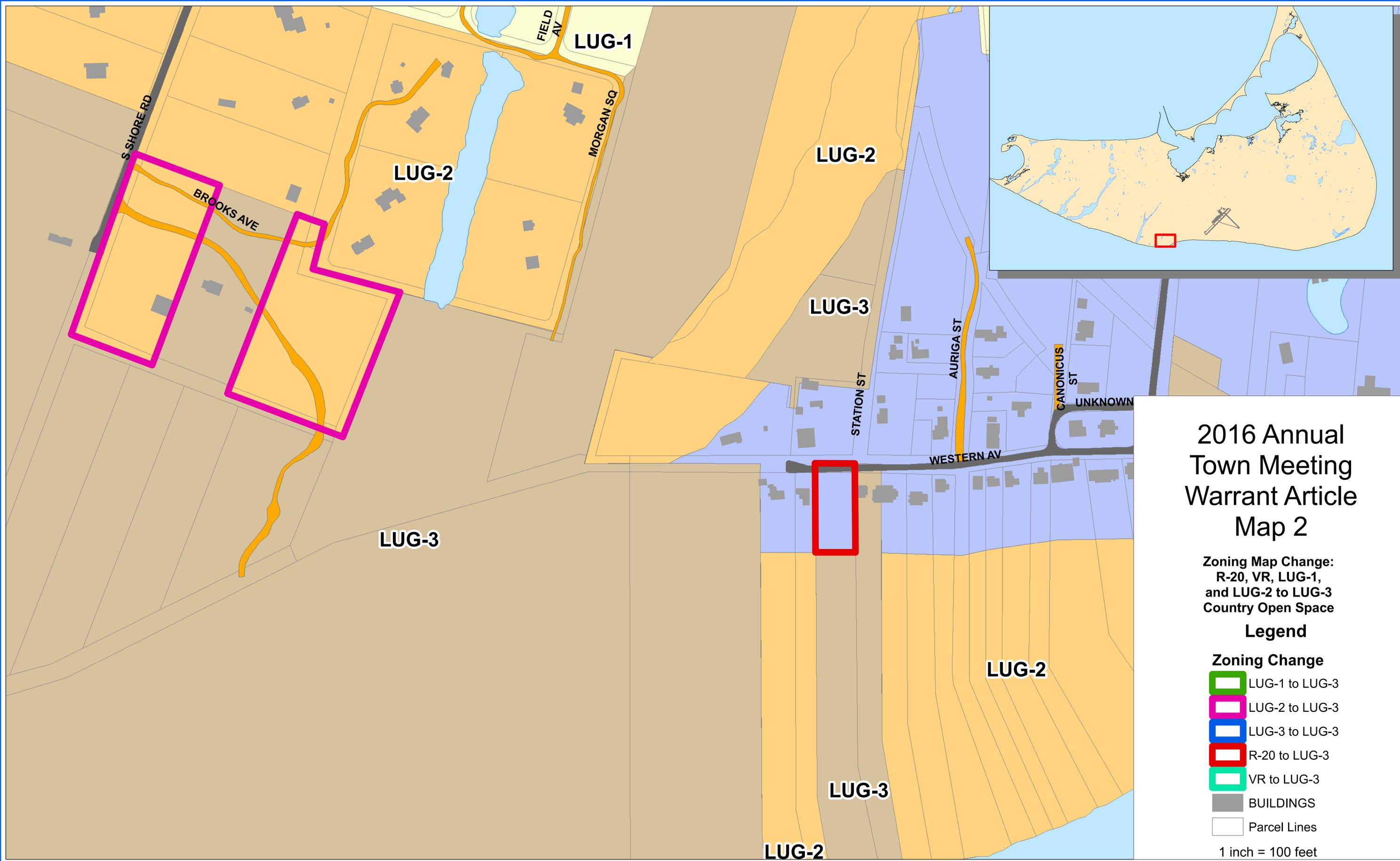
## Town of Nantucket - GIS Mapsheet



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Town of Nantucket  
2 Fairgrounds Road  
Nantucket, MA 02554



## 2016 Annual Town Meeting Warrant Article Map 2

**Zoning Map Change:  
R-20, VR, LUG-1,  
and LUG-2 to LUG-3  
Country Open Space**

### Legend

#### Zoning Change

- LUG-1 to LUG-3
- LUG-2 to LUG-3
- LUG-3 to LUG-3
- R-20 to LUG-3
- VR to LUG-3
- BUILDINGS
- Parcel Lines

1 inch = 100 feet

**Data Sources:**  
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The parcel boundaries are based primarily upon the Tax Assessor's data through December, 2013.

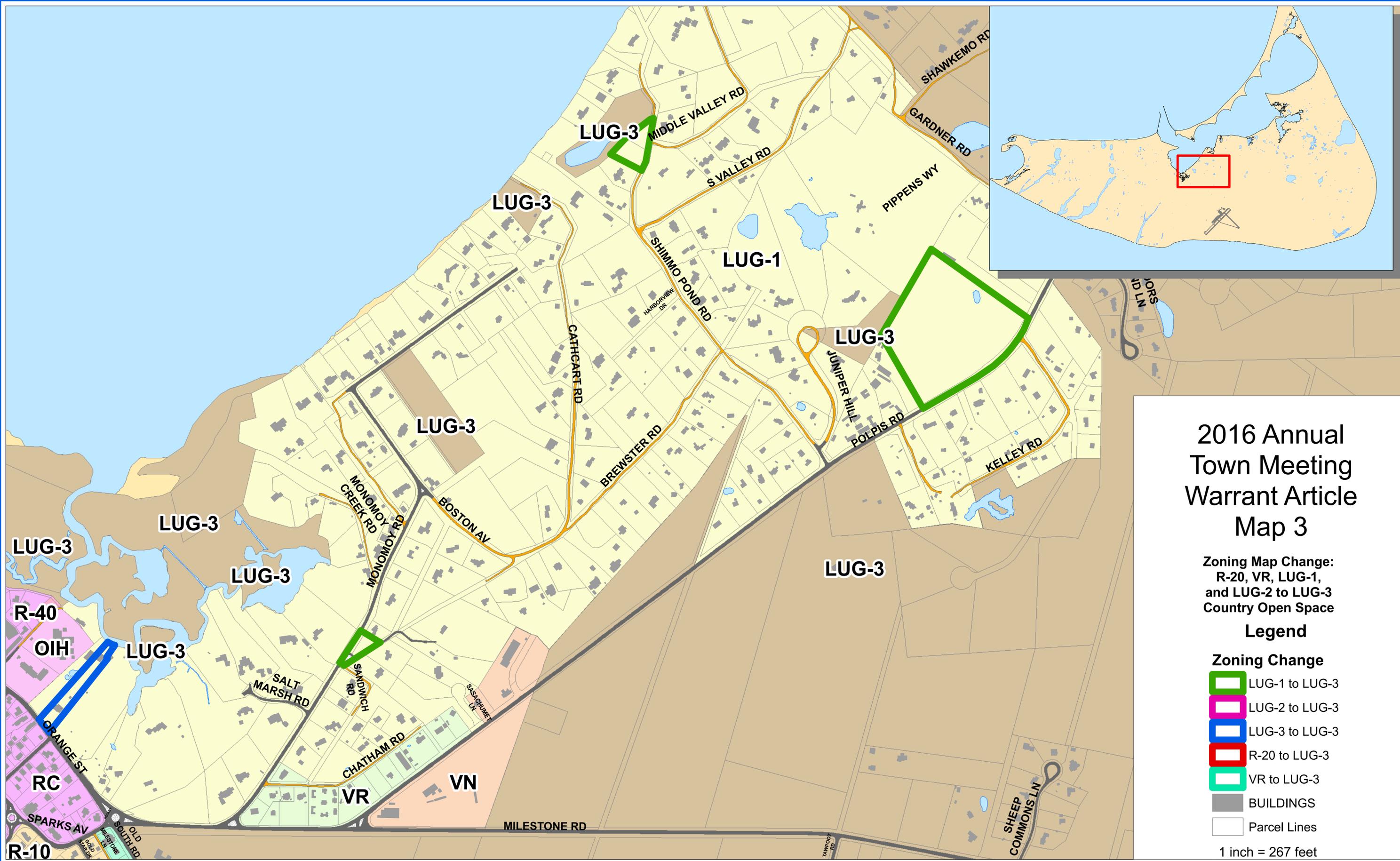
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Town of Nantucket  
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Nantucket, MA 02554



## 2016 Annual Town Meeting Warrant Article Map 3

**Zoning Map Change:**  
R-20, VR, LUG-1,  
and LUG-2 to LUG-3  
Country Open Space

### Legend

- Zoning Change**
- LUG-1 to LUG-3
  - LUG-2 to LUG-3
  - LUG-3 to LUG-3
  - R-20 to LUG-3
  - VR to LUG-3
  - BUILDINGS
  - Parcel Lines

1 inch = 267 feet

**Data Sources:**  
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The parcel boundaries are based primarily upon the Tax Assessor's data through December, 2013.

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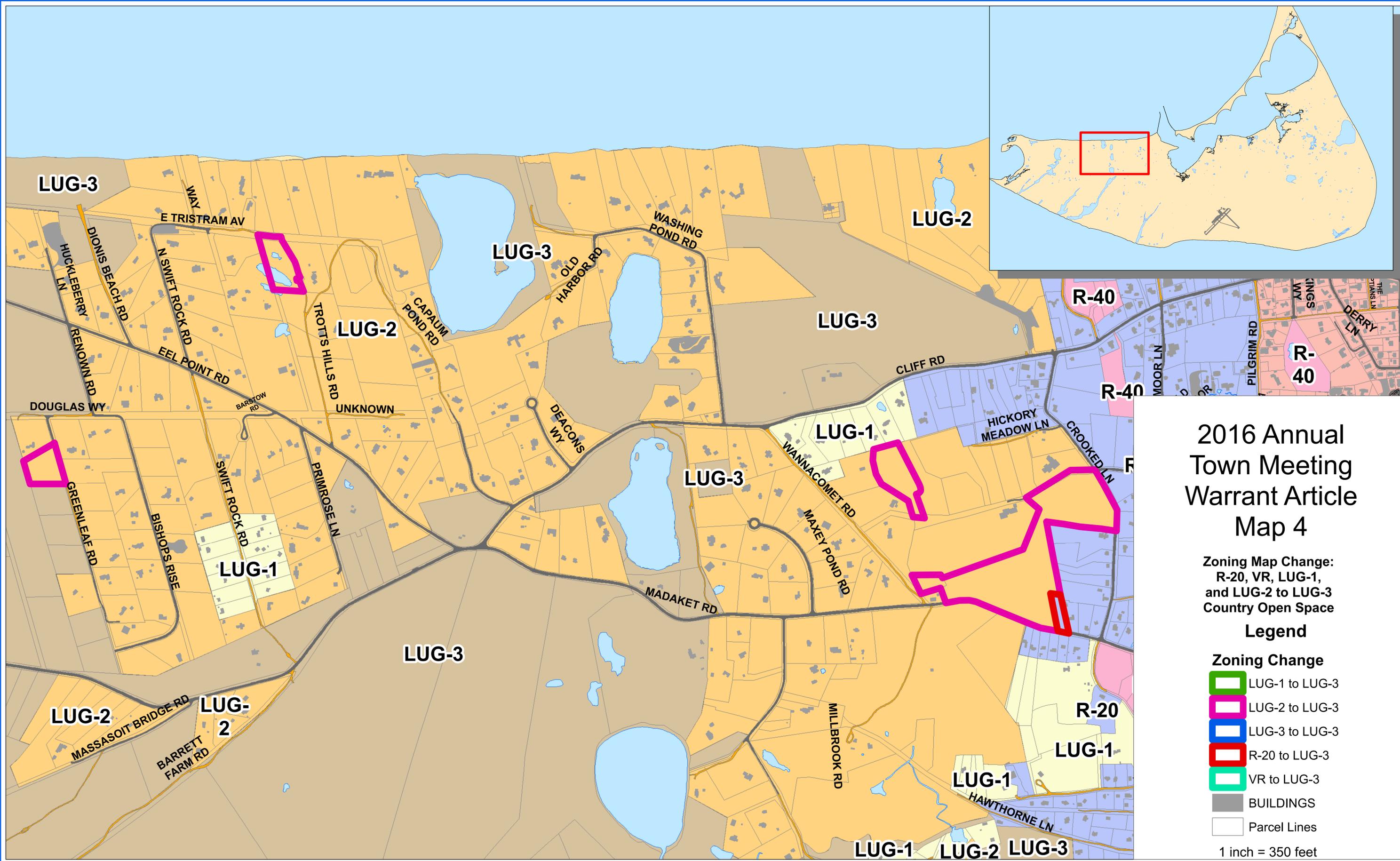
# Town of Nantucket - GIS Mapsheet



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Town of Nantucket  
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Nantucket, MA 02554



## 2016 Annual Town Meeting Warrant Article Map 4

**Zoning Map Change:  
R-20, VR, LUG-1,  
and LUG-2 to LUG-3  
Country Open Space**

### Legend

- Zoning Change**
- LUG-1 to LUG-3
  - LUG-2 to LUG-3
  - LUG-3 to LUG-3
  - R-20 to LUG-3
  - VR to LUG-3
  - BUILDINGS
  - Parcel Lines

1 inch = 350 feet

**Data Sources:**  
The planimetric data on this mapsheet is based primarily upon interpretation of April, 2013 aerial photography. It was compiled to meet the ASPRS Standard for Class 1 Map Accuracy for 1"=100' scale maps.

The data on this mapsheet represents the efforts of the Town of Nantucket and other cooperating organizations to record and compile pertinent geographical and related information utilizing the capabilities of the Nantucket Geographic Information System (GIS). The GIS staff maintains an ongoing program to record and correct errors in these data that are brought to its attention. The Town of Nantucket makes no claims as to the absolute validity or reliability of these data or their fitness for any particular use.



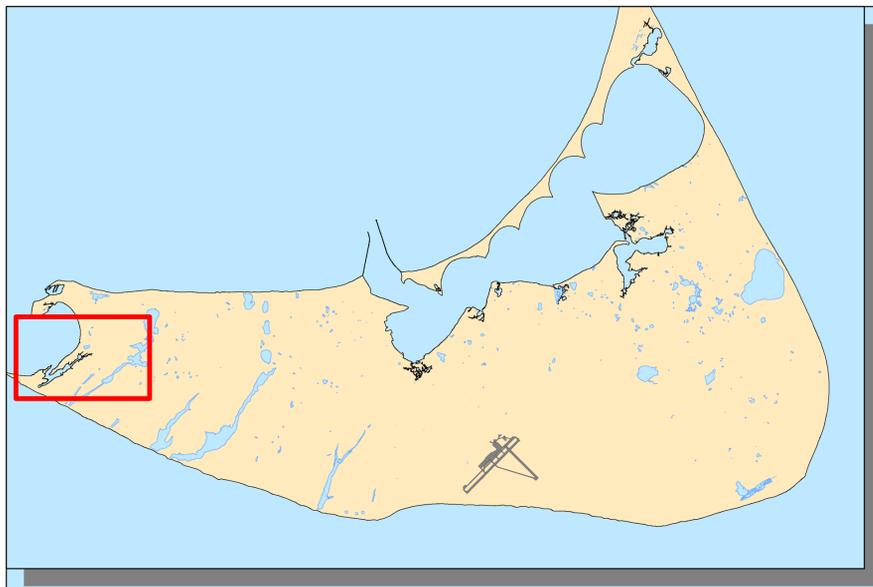
# Town of Nantucket - GIS Mapsheet



Nantucket governmental agencies will not necessarily approve applications based solely on GIS data. Applicants for permits and licenses must inquire of the relevant agency for applicable requirements. The presence of information on this mapsheet does not necessarily imply public right-of-way or the right of public access.

Please send identification of any errors and corresponding corrections to:

GIS Coordinator  
Town of Nantucket  
2 Fairgrounds Road  
Nantucket, MA 02554



## 2016 Annual Town Meeting Warrant Article Map 5

Zoning Map Change:  
R-20, VR, LUG-1,  
and LUG-2 to LUG-3  
Country Open Space

### Legend

- Zoning Change**
- LUG-1 to LUG-3
  - LUG-2 to LUG-3
  - LUG-3 to LUG-3
  - R-20 to LUG-3
  - VR to LUG-3
  - BUILDINGS
  - Parcel Lines

1 inch = 324 feet

**Data Sources:**  
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**ARTICLE \_\_**  
**(Zoning Map Change: Country Overlay District Open Space)**

**PLACEHOLDER. HOUSEKEEPING ARTICLE/MASTER PLAN.**

**ARTICLE \_\_**  
**(Zoning Map Change: RC-2 to CTEC and R-5 - Bartlett Road)**

To see if the Town will vote to amend the Zoning Map of the Town of Nantucket by taking the following actions:

1. Placing the following properties currently located in the Residential Commercial 2 (RC-2) district in the Commercial Trade Entrepreneurship and Craft (CTEC) district:

| Map | Lot                | Number | Street        |
|-----|--------------------|--------|---------------|
| 67  | 524                | 48     | Bartlett Road |
| 67  | 100 (a portion of) | 54     | Bartlett Road |

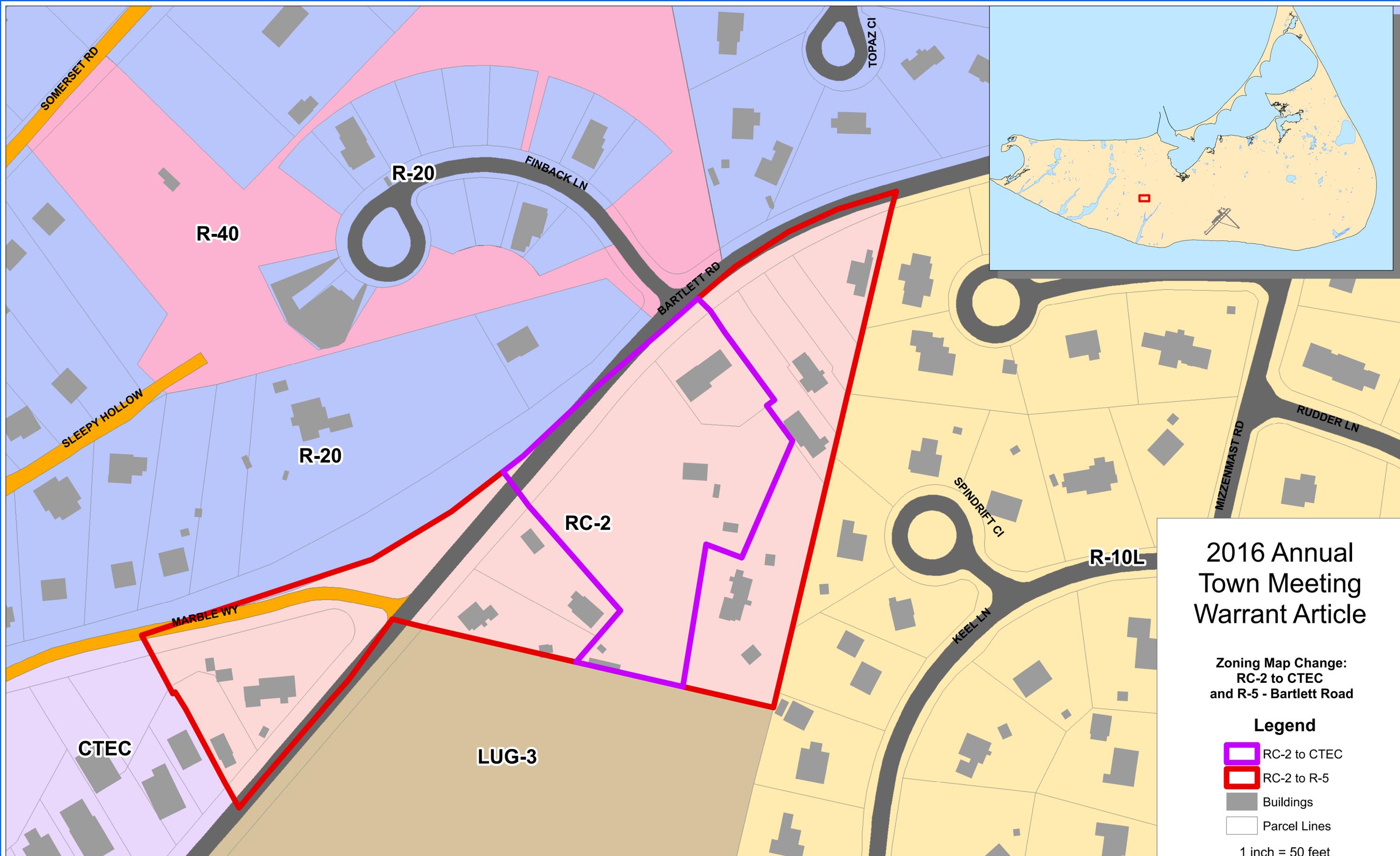
2. Placing the following properties currently located in the Residential Commercial 2 (RC-2) district in the Residential 5 (R-5) district:

| Map | Lot                | Number | Street        |
|-----|--------------------|--------|---------------|
| 66  | 434                | 40     | Bartlett Road |
| 66  | 530                | 42     | Bartlett Road |
| 66  | 529                | 44     | Bartlett Road |
| 66  | 531                | 46     | Bartlett Road |
| 66  | 100 (a portion of) | 54     | Bartlett Road |
| 66  | 100.2              | 56     | Bartlett Road |
| 66  | 100.1              | 58     | Bartlett Road |
| 66  | 101                | 2      | Marble Way    |
| 66  | 101.1              | 2      | Marble Way    |

All as shown on a map entitled "2016 Annual Town Meeting Warrant Article \_\_ RC-2 to CTEC and R-5 dated [redacted] and filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

*(Board of Selectmen for Planning Board)*



**Data Sources:**  
 The planimetric data on this mapsheet is based primarily upon interpretation of April, 2013 aerial photography. It was compiled to meet the ASPRS Standard for Class 1 Map Accuracy for 1"=100' scale maps.  
 The parcel boundaries are based primarily upon the Tax Assessor's data through December, 2013.

The data on this mapsheet represents the efforts of the Town of Nantucket and other cooperating organizations to record and compile pertinent geographical and related information utilizing the capabilities of the Nantucket Geographic Information System (GIS). The GIS staff maintains an ongoing program to record and correct errors in these data that are brought to its attention. The Town of Nantucket makes no claims as to the absolute validity or reliability of these data or their fitness for any particular use.



# Town of Nantucket - GIS Mapsheet



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GIS Coordinator  
 Town of Nantucket  
 2 Fairgrounds Road  
 Nantucket, MA 02554

ARTICLE \_\_\_\_\_

(Zoning Bylaw Amendment: Commercial Mid-Island)

To see if the Town will vote to amend Chapter 139 (Zoning) of the Code of the Town of Nantucket, as follows (NOTE: new language is shown as highlighted text, language to be deleted is shown by ~~strikeout~~; these methods to denote changes are not meant to become part of the final text and, further, that non-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket):

- 1. To amend section 2 as follows:

**APARTMENT BUILDING**

A structure containing a maximum of up to eight bedrooms in up to six dwelling units on a single lot with no commercial or other uses shall be allowed in the following districts:

- (1) CN/VN one dwelling unit is permitted for each 2,500 square feet of lot area.
- (2) ~~CMI~~ one dwelling unit is permitted for each 1,500 square feet of lot area.

The Planning Board shall be the special permit granting authority.

- 2. To amend section 7A by amending the Use Chart by deleting “N” in the “CMI” column and “Apartment building” row and replacing it with “SP”.
- 3. To amend section 17A as follows:

A. Building and structure height is measured as the average height of all sides of a building or structure from the average mean grade to the highest point of the building and/or structure. There shall be only one highest point for each building and/or structure. No one building and/or structure side shall exceed 32 feet, except in the CDT and CMI districts, or as otherwise permitted. Height limitations, except as noted in the Village Height Overlay District, shall be as follows:

|                              | Zoning District   | Maximum Height |
|------------------------------|---|----------------|
| Country Overlay District     | SR-1, SOH, SR-10, SR-20, LUG-1, LUG-2, LUG-3, MMD, VN, VTEC, VR                   | 30             |
| Town Overlay District        | R-1, ROH, R-5, R-10, R-20, R-40, CDT, <del>CMI</del> , CN, CTEC, CI, RC, RC-2, LC | 30             |
| <u>Town Overlay District</u> | <u>CMI</u>  | <u>40</u>      |

- 4. To amend the residential parking table contained in section 18B by replacing the column title “Apartment” with “Apartment or Apartment Building”

Or to take any other action related thereto.

*(Board of Selectmen for Planning Board)*

**ARTICLE \_\_\_\_\_**

**(Zoning Bylaw Amendment: Height)**

To see if the Town will vote to amend Chapter 139 (Zoning) of the Code of the Town of Nantucket, as follows *(NOTE: new language is shown as highlighted text, language to be deleted is shown by strikethrough; these methods to denote changes are not meant to become part of the final text and, further, that non-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket):*

**PLACEHOLDER. WAITING ON SURVEYOR INPUT. HOUSEKEEPING.**

**ARTICLE \_\_\_\_\_**

**(Zoning Bylaw Amendment: Tertiary Dwelling)**

To see if the Town will vote to amend Chapter 139 (Zoning) of the Code of the Town of Nantucket, section 2, as follows *(NOTE: new language is shown as highlighted text, language to be deleted is shown by strikethrough; these methods to denote changes are not meant to become part of the final text and, further, that non-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket):*

**TERTIARY DWELLING**

~~(1) No more than 120 building permits for a tertiary dwelling shall be granted in any calendar year.~~

(1) The tertiary dwelling shall be in the same ownership as at least one other owner-occupied dwelling unit on the lot, or shall be owned by a not-for-profit, religious, or educational entity, or shall be subject to a restriction limiting occupancy to a year-round household.

~~(2) A third dwelling unit located on a lot. The tertiary dwelling shall be in the same ownership as at least one other owner-occupied dwelling unit on the lot, and including the following options:~~

~~(a) A garage apartment not exceeding 550 650 square feet of gross floor area.~~

(b) A dwelling unit attached to or within a single-family dwelling, duplex, or an outbuilding or a dwelling unit attached to a studio or shed. The ground cover of the existing building shall not increase more than 550 650 square feet and the dwelling unit shall not contain more than 550 650 square feet of gross floor area.

(c) A detached building containing not more than 550 650 square feet of ground cover and not more than 550 650 square feet of gross floor area.

...

Or to take any other action related thereto.

*(Board of Selectmen for Planning Board)*

## ARTICLE \_\_\_\_\_

### (Zoning Bylaw Amendment: Secondary Lots)

To see if the Town will vote to amend Chapter 139 (Zoning) of the Code of the Town of Nantucket, as follows (*NOTE: new language is shown as highlighted text, language to be deleted is shown by strikeout; these methods to denote changes are not meant to become part of the final text and, further, that non-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket*):

1. To amend section 2, as follows:

#### ORIGINAL LOT

An existing lot, ~~conforming to the dimensional requirements of § 139-8D, and other applicable requirements hereof, dividable into a primary lot and a secondary lot~~ **two lots** pursuant to § 139-8DC.

#### PRIMARY LOT

~~The larger of the lots created by the division of the original lot pursuant to § 139-8D.~~

#### SECONDARY LOTS

~~The smaller of the~~ **lots** created by the division of the original lot **into two lots** pursuant to § 139-8DC. ~~The secondary~~ **One of the two lots** shall be subject to an NHNC-Ownership Form.

2. To amend section 8C, as follows:

C. Special permit to create secondary residential lots for year-round residents.

(1) Purpose: to create, make available and maintain housing that is affordable to those who earn at or below 150% of the Nantucket County median household income; to help those people or households to continue to reside on Nantucket ~~if they wish to do so~~; to generate and preserve affordable housing in the Town of Nantucket in perpetuity, all in order to maintain Nantucket's diversity and unique sense of community.

(2) **Secondary lots may be permitted in the following zoning districts: ROH, R-5, R-10, R-20, R-40, VR, LUG-1, LUG-2, and LUG-3.**

(23) **As authorized by MGL c. 40A, § 9, Paragraph 2, the Planning Board acting as the special permit granting authority, in its discretion, pursuant to and subject to this § 139-**

~~8C~~, may issue a special permit, with conditions, authorizing the division of the original a lot into two a primary lot and a secondary lots, which special permit may include approval and endorsement of a plan not requiring approval under the Subdivision Control Law as such plan is defined and described in MGL c. 41, § 81P, provided the following requirements and/or conditions shall apply to all applications for relief hereunder and all special permits granted hereunder, as the case may be:

- (a) The original lot shall not be subject to any covenants, restrictions or similar encumbrances, whether appearing in a deed, easement, land-use permit or any other instrument, pertaining to the placement, use or occupancy of second dwellings on said prohibition of more than one dwelling unit on the original lot.
- (b) The secondary lot One of the two lots shall be subject to an NHNC-Ownership Form, which shall provide, without limitation, that the owner of the secondary that lot, and any occupant of any dwelling erected thereon, shall earn at or below 150% of the Nantucket County median household income.
- (c) No more than one dwelling shall be permitted on the primary lot. A tertiary dwelling may be permitted on one of the two lots.
- (d) No more than one dwelling shall be permitted on the secondary lot. A tertiary dwelling may be permitted on the market rate lot, provided that it is the larger of the two lots.
- (e) Except for pre-existing nonconforming lots, in which case the Planning Board may issue a special permit defining the lot areas, the minimum lot area for the smaller of the two lots shall be at least 40% of the minimum lot size for the district in which the lot is located. the minimum area for the original lot, the primary lot and the secondary lot shall be as follows:

| Zoning District | Minimum Original Lot Size<br>(§ 139-16A) | Minimum Secondary Lot Size | Minimum Primary Lot Size |
|-----------------|--|----------------------------|--------------------------|
| LUG-1           | 40,000                                   | 15,000                     | 25,000                   |
| LUG-2           | 80,000                                   | 25,000                     | 55,000                   |
| LUG-3           | 120,000                                  | 35,000                     | 85,000                   |
| R-40            | 40,000                                   | 15,000                     | 25,000                   |
| R-10            | 10,000                                   | 4,000                      | 6,000                    |
| R-20/SR-20      | 20,000                                   | 8,000                      | 12,000                   |
| VR              | 20,000                                   | 8,000                      | 12,000                   |
| ROH/SOH         | 5,000                                    | 2,000                      | 3,000                    |
| R-5             | 5,000                                    | 2,000                      | 3,000                    |

- (f) The primary lot and the secondary lots shall comply with the ground cover, front setback, side setback and rear setback requirements of the underlying zoning district, including any provisions of this chapter for pre-existing nonconforming lots, with the exception that the ground cover ratio solely for a secondary lot in the R-1 Zoning District shall be 36%. The Planning Board may waive the setback requirements only as they apply to the lot line(s) between the primary and secondary lot.
- (g) The primary lot and the secondary lots each must have a minimum of 20 feet of frontage or an easement of sufficient width and grade to provide access.
- (h) The primary lot and the secondary lots shall share a single driveway access. The Planning Board must be provided with an instrument, in recordable form, evidencing the

common access rights to said access in accordance with this subsection. The Planning Board may grant a special permit to waive the requirement for shared driveway access based upon a finding that separate driveway access would not have a significant and adverse effect on the scenic or historic integrity of the neighborhood and is not contrary to sound traffic or safety considerations.

(34) This § 139-8C shall not apply to major commercial developments (§ 139-11); flex development and open space residential development options (§ 139-8A); and are not permitted in the following zoning districts: Commercial Downtown (CDT); Moorlands Management (MMD).

(45) The Planning Board may grant a special permit for the division of a duplex into two attached single-family dwellings, provided that one of the dwellings is subject to a NHNC-Ownership Form covenant. Subsection D(2)(e) and (f) above shall not apply and the Planning Board shall establish minimum lot size, ground cover ratio, and setbacks during the special permit review. Ground cover ratios for the primary and secondary lot combined shall not exceed the maximum allowed in the underlying zoning district.

(56) Section 139-16D, Regularity formula, shall not apply to this § 139-8C.

Or to take any other action related thereto.

*(Board of Selectmen for Planning Board)*

## ARTICLE \_\_\_\_

### (Zoning Bylaw Amendment: Major Commercial Development)

To see if the Town will vote to amend Chapter 139 (Zoning) of the Code of the Town of Nantucket, section 11, as follows (*NOTE: new language is shown as highlighted text, language to be deleted is shown by strikeout; these methods to denote changes are not meant to become part of the final text and, further, that non-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket*):

A. The Planning Board shall be the special permit granting authority for any “major commercial development” (or “MCD”). ~~Every commercial use which constitutes a major commercial development, as defined in Subsection B below, shall require the grant of a special permit and major site plan review by the Planning Board under this § 139-11:~~  
(1) ~~Notwithstanding the fact that such use or uses may be listed elsewhere in this chapter as a permitted use or a use by exception requiring a special permit; and~~  
(2) ~~Whether or not it is located in a commercial zoning district (RC, RC-2, CDT or LG); for example, if it is a preexisting nonconforming commercial use in a residential district and, pursuant to §§ 139-33A and 139-11C below, has or will become a major commercial development.~~

B. A “major commercial development” (or “MCD”) shall be defined as a single commercial structure or use, or a group of commercial structures or uses, which is proposed to be constructed on a single lot or tract of land or on contiguous tracts of land

and held in common ownership or control, meeting, in the aggregate, any one or more of the following criteria:

(1) Five thousand square feet of commercial use, including, but not limited to the total of the following:

- (a) Gross floor area of ~~interior~~ commercial use, including roofed-over storage areas;
- (b) Outdoor commercial use, including but not limited to sand, gravel or topsoil borrow operations and asphalt plants; land used commercially for recreation; and land used for the exterior storage or display of merchandise, equipment or material.

(2) Four thousand square feet or more of gross floor area of commercial use, including roofed-over storage areas.

(3) Twenty or more off-street parking spaces as required by § 139-18, ~~whether or not provided.~~

(4) Auditorium, theater or place of public assembly use with a rated legal occupancy of 100 or more persons.

(5) Restaurant, club and/or bar use ~~which, taken together, have a~~ **with a combined** rated legal occupancy of 100 or more.

(6) Developments which generate an estimated 10,000 gallons per day of wastewater.

(7) Marinas, wharfs and piers containing 250 lineal feet or more of tie-up space for vessels.

(8) Transient residential facilities with 10 or more guest rooms or units.

C. ~~Preexisting and nonconforming uses under this § 139-11 shall be subject to the requirement of a special permit hereunder only on and after the point in time when any extended or altered portion of the commercial uses, added together starting from the effective date (April 4, 1979, or subsequently for amendments) of the applicable provisions of this § 139-11, meets or exceeds the criteria of Subsection B above which define a major commercial development.~~

~~D. The Planning Board shall be the sole special permit granting authority for major commercial developments.~~

~~(1) In instances where all or a portion of a major commercial development, in addition to requiring a special permit as a major commercial development, also requires a special permit pursuant to any provisions of this chapter other than this § 139-11, the Planning Board shall serve as the special permit granting authority for such relief, which relief may be a matter for consideration concurrent with its review of the major commercial development application.~~

~~(2) Any relief associated with a major commercial development requiring a variance shall remain solely within the power of the Board of Appeals.~~

(3) An application to the Planning Board for a special permit for a major development shall be in accordance with submission requirements adopted by the Planning Board, as amended. The Planning Board shall adopt design guidelines for major commercial developments, a copy of which shall be filed with the office of the Town Clerk.

~~(4) The Planning Board shall require that plans for major commercial developments be consistent with its design guidelines adopted pursuant to Subsection D(3) above; provided, however, waivers from strict compliance with the design guidelines may be granted when a finding is made by the Planning Board that it is in the public interest to do so.~~

~~(5) Prior to submitting an application for a major commercial development and prior to incurring significant design expenses, the applicant is strongly urged to meet with the Planning Board's professional staff at a preapplication conference and site visit to discuss the Planning Board's procedural requirements, to review the Board's design guidelines with respect to the proposed project, and to identify any issues of concern at the staff level prior to formal review by the Board in the public hearing process.~~

~~(6) Depending on the size and complexity of the project, the preapplication conference may also be attended by other staff level personnel representing other Town boards in order to coordinate and expedite the review and approval process.~~

~~E. Land owned by the Town of Nantucket (including any of its agencies) shall not be exempt from major commercial development requirements for commercial uses or structures which are operated, maintained or managed by others under leases or other right to use agreements with the Town.~~

F. Conditions. The Planning Board shall have the right, in granting special permits for major commercial developments, to impose conditions, safeguards and limitations, including but not limited to:

(1) Require the implementation of a landscaping and planting plan, including the location and size of trees and shrubs by species and the location and type of fencing.

(2) Require structures, access streets and interior ways open to the public, parking and loading facilities, outdoor recreational facilities, and utilities to be laid out in a manner which is safe, consistent with sound planning practice and which preserves the integrity of adjacent uses and neighborhoods, including the requirement that open areas be placed as suitable buffers to conflicting adjacent uses and structures.

(3) Control exterior lighting of grounds, parking areas and buildings.

(4) Require the installation of underground utilities.

(5) Require public sewer and water facilities, if necessary, and require appropriate storm drainage facilities.

(6) The preservation of certain natural features, including but not limited to ponds, wetlands, dunes and beaches.

(7) Specify the type of surfacing and curbing for accessways, driveways, parking areas, sidewalks and bicycle paths.

(8) Specify the type, size and location of all exterior signs.

G. Open area for major commercial developments.

(1) A lot or tract of land containing a commercial building, structure or use shall have a minimum of 320% of the land as open area shall be landscaped and free from impervious surfaces.

(2) Impervious surfaces here include, but are not limited to, paved and gravelled areas, walkways and sidewalks, patios, decking, game courts, pools, buildings and other structures, and areas designated for parking or loading; provided however, that in computing the percentage of open area, brick sidewalks may be counted as open area up to a maximum of 10% of the lot or site.

(3) The Planning Board may grant by special permit a reduction of the above stated requirement in § 139-11G(1), provided that it makes the express finding that the applicant has provided sufficient and appropriate landscaping; and further provided that it makes the finding that the benefits to the community and the neighborhood from the reduction of open area requirements, as conditioned by the decision granting the special permit, will outweigh the benefits that would be derived from the provision of the open area requirements as would otherwise be required. The special permit granting authority shall impose appropriate conditions for the granting of such a special permit, including, but not limited to, the substitution for off-site landscaping elements, the contribution of the applicant toward the creation of common public spaces, and requirements for the permanent maintenance of landscaping features within the site by the applicant and its successors.

H. Any expansion or reconstruction of, or any changes to, a major commercial development for which a special permit has been granted shall require its modification or issuance of a new special permit by the Planning Board subject to the procedural and substantive requirements of §§ 139-11 and 139-30. However, the Planning Board may, by majority vote, waive the requirements for such modified or new special permit when it finds that the expansion, reconstruction or change proposed does not materially affect the findings and conclusions upon which the Planning Board's previous decision to approve the development was based.

I. Setbacks. The Planning Board may specify, as part of its decision to grant a special permit under this § 139-11, that a reduction of up to 100% in the side and rear lot line setback requirement be permitted, provided that the Planning Board finds that such a reduction will preserve the integrity of adjacent uses and the neighborhood and will promote the purposes and intent of this chapter.

J. In order to further the availability of housing for persons and households of all income levels, to encourage the most appropriate use of land throughout the Town of Nantucket, to preserve and increase the amenities in the Town of Nantucket, to avoid undue concentration of population, and mitigate the impacts of major commercial developments on the supply and cost of housing in a Town with unique and special qualities, the Planning Board may, as a condition of granting a permit for a major commercial development (MCD), require applicants to provide inclusionary housing in accordance with the following standards:

(1) ~~The Planning Board may require the provision of up to one~~ One inclusionary unit for each 4,000 feet of gross floor area of interior commercial use or one inclusionary unit per major commercial development, whichever is greater.

(2) ~~The inclusionary units shall~~ may be located on the MCD site unless the Planning Board determines that the public benefits to be gained by providing the inclusionary units or at an off-site outweigh those to be gained from providing them on-site location. Inclusionary units located off-site must comply in all respects with the zoning in effect for the off-site area.

(3) ~~The Planning Board may require or allow employer dormitories to be substituted for all or part of the inclusionary unit requirement set forth in § 139-11J(1) above, provided that a finding is made by the Planning Board that the public benefits to be gained by the substitution outweigh possible detriments and that such substitution occurs at a rate not to exceed one inclusionary unit for each six persons of rated occupancy of employer dormitory use.~~

(4) In lieu of providing inclusionary units or employer dormitories as outlined in Subsection J(1) to (3), above, an applicant may provide a monetary contribution of equivalent value to the Town of Nantucket, to be placed in a fund for the development of affordable housing administered by the Nantucket Housing Authority Affordable Housing Trust Fund or such other housing fund as may be designated by the Planning Board. The amount of such contribution shall be agreed upon between the Planning Board and the applicant, and shall be equivalent to the average sale price of nonexempt residential property with 5,000 to 10,000 square foot lot sizes in the RC-2 District as recorded by the Nantucket Islands Land Bank during the one-year period prior to approval of the special permit. This payment may be used only for the planning, development and administration and maintenance of affordable housing outside the limits of the major commercial development.

(5) ~~Where the inclusionary units are provided on the MCD site, the Planning Board may allow a bonus permitting the approval of multiple inclusionary units to be located on one lot, provided that the total number of inclusionary units located on the lot does not exceed the total number of units otherwise allowed by zoning on the lot and the units comply with the Planning Board's MCD guidelines, as amended from time to time.~~

(6) ~~Where the inclusionary units are provided on the MCD site, the Planning Board may allow a bonus permitting an increase in the number of units that may be permitted within~~

a single structure beyond that which is permitted in the zoning district where the units are located, provided that no more than eight units may be permitted within any one structure and the units comply with the Planning Board's MCD design guidelines, as amended from time to time.

(7) Inclusionary units shall be subject to a deed restriction, enforceable by the Planning Board or its designee, to be in effect during the thirty-year period which commences from the date of the initial sale or the date of the first issuance of the certificate of occupancy for the building in which the unit(s) is located, whichever is earlier, which shall include a resale restriction requiring that any increase in the selling price of the inclusionary unit not exceed the initial sale price of the unit plus the cost of capital improvements, each adjusted to reflect changes in the CPI, but in no event shall the resale price exceed the owner's purchase price plus 5% per annum compounded annually; shall include an option to purchase the inclusionary units created pursuant to this section; and may include a right of first refusal.

(8) The inclusionary units shall be subject to use restrictions limiting occupancy of said units to eligible households. The Planning Board or its designee shall establish regulations governing eligible households and inclusionary units as defined in this chapter, including tenant and buyer eligibility and selection, occupancy limitations, lease agreements and such other occupancy requirements as may be permitted by law.

(9) The requirements contained in this section, and the rules and regulations and design guidelines promulgated pursuant thereto, shall be subject to review by the Planning Board every five years from the effective date of this section. Such review shall take into account the supply of inclusionary housing, the rental vacancy rate, and the overall condition and strength of the housing market.

(10) No building permit shall be issued for an MCD unless the Planning Board has certified that the applicant has provided legal assurances that the obligations under this section will be satisfied. No certificate of occupancy will be issued for any building within an MCD unless the required inclusionary unit(s) are also eligible for such certificate, or unless the Planning Board has approved its issuance, a schedule linking a portion of the required inclusionary units to specified portions of the overall MCD, allowing phases of the MCD to become eligible for certificates of occupancy as the inclusionary units become eligible for such certificates.

#### K. Cap on retail MCDs.

(1) Except in the following approved area plan location: Mid-Island Planned Overlay District (MIPOD), a special permit shall not be granted for:

(a) A new major commercial development which is devoted primarily to retail use and which has 20,000 square feet or more of gross floor area of commercial use, including roofed-over storage areas.

(b) Expansion of an existing commercial development whenever the expanded portion of the development, added together starting from the effective date of this § 139-11K, is devoted primarily to retail use and has 10,000 square feet or more of gross floor area of commercial use, including roofed-over storage areas.

Or to take any other action related thereto.

*(Board of Selectmen for Planning Board)*

#### ARTICLE \_\_\_\_

##### **(Zoning Bylaw Amendment: Village Residential/Swimming Pool)**

To see if the Town will vote to amend Chapter 139 (Zoning) of the Code of the Town of Nantucket, section 7A, by deleting “A” in the “VR” column and “Swimming pool - residential” row and replacing it with “SP” or “N” *(NOTE: new language is shown as highlighted text, language to be deleted is shown by strikeout; these methods to denote changes are not meant to become part of the final text and, further, that non-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket).*

Or to take any other action related thereto.

*(Board of Selectmen for Planning Board)*

#### ARTICLE \_\_\_\_

##### **(Zoning Bylaw Amendment: Adult Use)**

To see if the Town will vote to amend Chapter 139 (Zoning) of the Code of the Town of Nantucket, as follows *(NOTE: new language is shown as highlighted text, language to be deleted is shown by strikeout; these methods to denote changes are not meant to become part of the final text and, further, that non-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket):*

1. To amend section 2 as follows:

#### **ADULT USES**

All uses as described and defined in MGL c. 40A, § 9A, as may be amended from time to time to include: Any establishment which has 10% of its stock-in-trade on hand; whose sales, including rentals from such a portion of stock equals or exceeds 10% of monthly sales; or has 10% or greater floor area open to and observable by customers used for the display or storage of adult-oriented material, or as presentation time of live or recorded performances, shall be defined as an adult use. Adult uses are subject to the following standards:

~~(1) A minimum lot area of 20,000 square feet is required for adult uses.~~

~~(21)~~ Adult uses shall be located in stand-alone facilities and shall not be allowed within a building or structure containing other retail, commercial, residential, industrial or other uses.

~~(32)~~ A minimum separation of 300 feet, measured between lot lines, is required between adult uses and the following uses or areas: state-certified public or private schools or state-licensed day-care centers.

| <del>Use/Area</del>                                 | <del>Minimum Separation (feet)</del> |
|---|--------------------------------------|
| <del>State-certified public or private school</del> | <del>300</del>                       |
| <del>State-licensed day-care center</del>           | <del>300</del>                       |
| <del>Religious institution</del>                    | <del>1,000</del>                     |
| <del>Public library</del>                           | <del>1,000</del>                     |
| <del>Other adult uses</del>                         | <del>500</del>                       |

~~(4)~~ A minimum ten-foot wide vegetative buffer consisting of evergreen shrubs and trees not less than five feet in height at the time of the planting shall provide screening from adjacent lots, with exceptions for minimal driveway and utility access.

2. To amend section 30A(1) as follows:

~~(1)~~ The special permit granting authority may shall issue special permits for structures and uses which are in harmony with the general purpose and intent of this chapter subject to the provisions of such chapter.

Or to take any other action related thereto.

*(Board of Selectmen for Planning Board)*

#### ARTICLE \_\_\_\_\_

##### **(Zoning Bylaw Amendment: Miscellaneous Technical Changes - Definitions)**

To see if the Town will vote to amend Chapter 139 (Zoning) of the Code of the Town of Nantucket, as follows (*NOTE: new language is shown as highlighted text, language to be deleted is shown by strikethrough; these methods to denote changes are not meant to become part of the final text and, further, that non-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket*):

1. Amend section 2 (Definitions), as follows:

#### **AVERAGE MEAN GRADE**

(1) Average mean grade shall be the average of the mean grades established along the median grade line. There shall be only one average mean grade for each continuous median grade line.

(2) Where a side does not have continuous existing and/or finish grade lines, caused by retaining walls or horizontal breaks created by setbacks or protrusions, the average mean grade shall be the average of separately calculated average mean grades for each separate continuous median grade line and shall be proportional to the horizontal length of each continuous median grade line.

## BUILDING AND STRUCTURE HEIGHT

(1) The height of the building or structure shall be established for each side. ~~There shall only be one highest point for each building or structure.~~

(2) There shall only be one highest point for each building or structure.

(3) No one building and/or structure side shall exceed 32 feet.

~~(2) Where a side does not have continuous existing and/or finish grade lines, the average mean grade shall be the average of separately calculated average mean grades of each separate continuous median grade line.~~

## BUILDING COMMISSIONER

The administrative chief of the Building Department official of the Town of Nantucket who is in charge of responsible for the administration and enforcement of Code of Massachusetts Regulations 780, State Board Building Regulations and Standards.

## MEAN GRADE

The median grade line established between existing grade and finish grade measured along a line four feet from the perimeter of the building or structure, extended four feet beyond the building or structure at each end.

## YARD

The area of a lot to be kept free of buildings and other structures (except fences, fence gates, landscape retaining walls, mail and lamp posts, utility service poles, and pedestals, lot accessways, and docks, bulkheads, groins and other coastal engineering structures). The setback distance from any required front, side, or rear yard shall be measured from the corner board of the structure, if applicable, or the closest point between the structure and the yard, but shall not be measured from eaves.

2. Amend section 17 (Height limitations), as follows:

A. ~~Building and structure height is measured as the average height of all sides of a building or structure from the average mean grade to the highest point of the building and/or structure. There shall be only one highest point for each building and/or structure. No one building and/or structure side shall exceed 32 feet.~~ Height limitations, except as noted in the Village Height Overlay District, shall be as follows: ...

3. Amend section 29, delete references covered in Charter. Clean up. 29-B clean-up notice requirements for 300 feet and 40B 1000 feet.
4. Amend section 30, special permit filing by the petitioner, ~~delete rules, clarify procedure.~~
5. Delete reference to PB alternates, covered in Charter.
6. Amend 139-17 for floodplain, follow-up from 2015 ATM.
7. Allow 2 apartments in CI??
8. Amendments to section 33. Allow greater ground cover for pre-existing nonconforming lots greater than 1,500 square feet? Clarify zoning validation of 41-81L lots when a temporary lot vacancy occurs.
9. Amend open area requirement in the CDT district only?

Or to take any other action related thereto.

*(Board of Selectmen for Planning Board)*

#### ARTICLE \_\_\_\_\_

#### (Zoning Bylaw Amendment: Historic District Commission)

To see if the Town will vote to amend Chapter 124 (Signs; Satellite Dishes; Rooflines) of the Code of the Town of Nantucket, as follows (*NOTE: new language is shown as highlighted text, language to be deleted is shown by strikethrough; these methods to denote changes are not meant to become part of the final text and, further, that non-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket*):

~~Chapter 124. Signs; Satellite Dishes; Rooflines~~ **Historic District Commission**

~~Article I.~~ **Structures and Signs in Historic Districts**

§ 124-1. Approval required.

In accordance with the Acts of \_\_\_\_\_, all new structures, exterior alterations to existing structures, new signs, and alterations to existing signs are subject to review and the issuance of a Certificate of Appropriateness by the Historic District Commission. ~~The erection or display of an occupational or other sign exceeding two feet in length and six inches in width or the erection or display of more than one sign, irrespective of size, or the erection or public display of a sign in a video screen or television screen format on any lot, building or structure located within the Nantucket Historic District must be approved in advance by the Historic District Commission. Evidence of such approval shall be a certificate of appropriateness issued by said Commission.~~

#### ~~§ 124-2. Violations and penalties.~~

~~Any person who violates any of the provisions of § 124-1 of this chapter shall be fined as follows: the penalty shall be \$10 for the first offense, \$50 for the second offense and \$300 for the third or subsequent offenses. Each day that a violation continues to exist shall constitute a separate offense.~~

#### ~~§ 124-3. Enforcement.~~

~~Enforcement shall be through the process of noncriminal disposition under MGL c. 40, § 21D, and Article II of Chapter 1 of the Code of the Town of Nantucket. Enforcement shall be by any police officer or by an enforcing agent designated by the Historic District Commission.~~

#### ~~§ 124-4. Repealer.~~

~~Any other bylaw of the Town heretofore adopted with respect to signs is hereby repealed.~~

#### ~~§ 124-5. Effective date.~~

~~The provisions of this article shall not apply to any sign displayed or fixed prior to the date of November 27, 1990.~~

#### ~~Article II. Satellite Antenna Dishes~~

#### ~~§ 124-6. Issuance of certificates of appropriateness.~~

~~Pursuant to Section 9(g) of the Nantucket Historic District Act (Chapter 395 of the Acts of 1970, as amended), every satellite receive-only antenna or every other type of freestanding antenna is to be considered and treated by the Historic District Commission as a structure within the meaning of Section 2A of the Act ("Structure," a combination of materials other than a building, including but not limited to sign, fence, wall, terrace, walk or driveway"); provided, however, that consistent with 47 CFR 25.104, the Historic District Commission, in issuing certificates of appropriateness for said antennas, shall not:~~

~~A. Impose unreasonable limitations on or prevent reception of satellite-delivered signals by receive-only antennas within the meaning of 47 CFR 25.104; nor~~

~~B. Impose costs on the users of such antennas that are excessive in light of the purchase and installation costs of the equipment, all within the meaning of 47 CFR 25.104.~~

#### ~~Article III. Residential Rooflines~~

#### ~~§ 124-7. Restrictions. Residential Rooflines~~

By virtue of the authority granted to the Town of Nantucket pursuant to Section 9(g) of Chapter 395 of the Acts of 1970, as amended, the Historic District Commission is hereby authorized to enforce the following article:

A. No residential structure roofline shall exceed 50 feet in horizontal length per elevation.

~~Article IV. Certificates of Appropriateness, Etc.~~

~~§ 124-8. Construction conditioned on approval.~~

~~Pursuant to Section 9(g) of the Nantucket Historic District Act (Chapter 395, Acts of 1970, as amended, hereinafter referred to as the "HDC Act"), no building or structure shall be constructed or altered within the Nantucket Historic District as defined in Section 4 of the HDC Act in any way that affects its exterior architectural features, unless and until either:~~

~~A. An application for a building permit shall first have been approved as to exterior architectural features, which approval shall be evidenced by a certificate of appropriateness issued by the Nantucket Historic District Commission; or  
B. The Commission first issues a certificate of nonapplicability with respect to such alteration or construction.~~

~~§ 124-9. Permit for razing required.~~

~~Pursuant to Section 9(g) of the HDC Act, no building or structure within the Historic Nantucket District shall be razed without first obtaining a permit approved by the Nantucket Historic District Commission.~~

~~§ 124-10. Applicability of Act.~~

~~For the purposes of this Article IV, "exterior architectural features" shall have the same meaning as defined in Section 2A of the HDC Act. The "Nantucket Historic District Commission" refers to the Commission created by Section 3 of said Act. The procedures for obtaining a certificate of appropriateness, a certificate of nonapplicability or a permit to raze are those described in the HDC Act, including Section 9 thereof.~~

~~§ 124-11. Violations and penalties.~~

~~Any violation of § 124-8 or 124-9 prohibitions shall result in a penalty of \$300, which may be enforced by means of noncriminal disposition tickets pursuant to Chapter 1 of the Nantucket Code. Each day the violation continues to exist shall be considered a separate violation.~~

~~§ 124-12.4 Notice.~~

~~The Historic District Commission (HDC) shall establish regulations to provide for the giving of notice to interested parties of hearings on all applications that involve new eConstruction resulting in an overall change of 1,000 square feet or more of floor area,~~

or 100 square feet or more of floor area in the Old Historic Districts of Town and Siasconset, as may from time to time be defined by the HDC, shall require notice to abutting property owners. The notice shall be sent certified mail and shall include the address of the subject property, a general description of the proposal, and the date, time, and location of the anticipated HDC meeting at which the application will be discussed. The name and mailing address of abutting property owners shall be obtained from the Tax Assessor and the applicant shall mail the notices at least 14 days prior to the anticipated meeting date. ~~Such regulations shall include a provision that notice shall be given to owners of all adjoining property and other property deemed by the Commission to be materially affected thereby as they appear on the most recent real estate tax list of the Board of Assessors, and to such other interests as the Commission shall deem entitled to notice by adoption of rules and regulations. The Commission shall give notice of hearings in accordance with its regulations.~~

§ 124-135. Minimum maintenance of buildings and structures to which St. 1970, c. 395 applies.

A. Owners of certain contributing buildings and structures in the Nantucket Historic District shall provide sufficient minimum maintenance as defined herein in Subsection B below, to the minimum extent necessary to keep such buildings from falling into a state of poor repair as may be identified hereinafter by the Nantucket Historic District Commission rules and regulations as contributing buildings and structures to the historic authenticity of the Nantucket Historic District. This provision shall only apply to the exterior architectural features of such contributing buildings and structures, as defined in St. 1970, c. 395, § 2A,<sup>[1]</sup> as amended, and also to the interior portions of buildings and structures which, if not adequately maintained, would cause the exterior architectural features to deteriorate or become damaged.

B. In carrying out the responsibilities set forth in § 124-135A above, owners shall ~~therefore~~ be responsible for taking at least the minimum steps necessary to prevent the deterioration of the following items, which would, if allowed to deteriorate, cause a detrimental effect upon the character of the Historic District as to such contributing buildings and structures as follows:

- (1) Foundations, exterior walls or other vertical supports (exterior or interior);
- (2) Roofs or other horizontal members (including joists, beams, etc.);
- (3) Chimneys or chimney support systems.

C. In cases where deterioration has already progressed to an advanced stage, and where immediate removal is requested by the owner, the standard for razing in St. 1970, c. 395, § 6 shall apply.

D. In all cases for such contributing buildings and structures, nonstructural exterior architectural features shall be repaired. In situations where it is impractical to repair the

feature, or prohibitively expensive to replace it, it shall be stored safely until such time as it is possible to recreate the feature from the original pieces at reasonable expense.

E. The Nantucket Historic District Commission upon application and after hearing, may grant a waiver from the requirements of this section upon a showing of impossibility, or financial hardship, or the occurrence of events beyond the owner's control, or such other exigent circumstances as the Commission may determine.

#### § 124-6. Enforcement

FA. Any person violating ~~this sections 1, 3, or 5 of this Chapter~~ shall be subject to a fine ~~or penalty~~ in the amount of \$300, with each day to be considered as a separate violation. ~~The enforcing person enforcement officer for purposes of Nantucket Code § 1-2 shall be the administrator of the Historic District Commission or his/her designee designated by the Historic District Commission.~~

Or to take any other action related thereto.

*(Board of Selectmen)*

### ARTICLE \_\_\_\_\_

#### (Bylaw Amendment: Obsolete Building Related Bylaws)

To see if the Town will vote to amend the Code of the Town of Nantucket, as follows (*NOTE: new language is shown as highlighted text, language to be deleted is shown by strikethrough; these methods to denote changes are not meant to become part of the final text and, further, that non-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket*):

1. To delete Chapter 21 (Gas Inspector) in its entirety.
2. To amend Chapter 117, sections 1 and 4, as follows:

#### § 117-1. Determination of inclusion within Fire Districts.

~~All buildings erected within a radius of 1 1/4 miles of the Pacific National Bank shall be deemed to be within the Nantucket Fire District. All buildings within a radius of 1 1/4 miles of the Siasconset Post Office shall be deemed within the Siasconset Fire District.~~ within the following zoning districts contained with Chapter 139 (Zoning), shall be deemed to be within the Fire District: Commercial Downtown, Residential Old Historic, Sconset Old Historic, Residential 1 and Sconset Residential 1, Residential 5 and 5L, Commercial Mid-Island, Residential Commercial, Residential Commercial 2, and Commercial Neighborhood.

#### § 117-4. Applicability.

This chapter shall apply to the ~~property~~ owner of such building and any. It also shall apply to the contractor, tenant or agent of the owner or contractor actually engaged in construction or repairing of the roof of any such building within the Fire District or who have actually engaged in constructing or repairing the roof of any such building.

3. To delete Chapter 129 (Swimming Pools, Private) in its entirety.

Or to take any other action related thereto.

*(Board of Selectmen)*

*DRAFT Board of Selectmen Comment: The purpose of this article is to continue an effort to update the Town Code to remove or modify sections that are outdated or entirely obsolete. Chapter 21 (adopted in 1971) is addressed by MGL Chapter 143 and the Charter of the Town of Nantucket. Chapter 117 (adopted in 1923 and last amended in 1927) is currently inadequate in that it does not include a more broad area of significant construction. Chapter 129 (adopted in 1981) is entirely addressed within the Zoning Bylaw, Building Code, and Wiring Code.*

#### ARTICLE \_\_\_\_\_

##### **(Zoning Bylaw Amendment: Abandoned Vehicles )**

To see if the Town will vote to amend Chapter 139 (Zoning) of the Code of the Town of Nantucket, section 7B(5), as follows (*NOTE: new language is shown as highlighted text, language to be deleted is shown by strikeout; these methods to denote changes are not meant to become part of the final text and, further, that non-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket*):

A motor vehicle which is and for the immediately preceding thirty-day period has been disabled, dismantled or inoperative shall not be stored on any land or lot unless such vehicle is enclosed within a building or covered by a tarpaulin and screened from surrounding residential properties by a fence or hedge.

Or to take any other action related thereto.

*(Board of Selectmen for Planning Board)*

**NOTE: Originally intended to amend Chapter 104 of the Code.**