



**NANTUCKET BUILDOUT ANALYSIS: 1997**

**A STUDY CONDUCTED JOINTLY BY:**

**The Nantucket Association of Real Estate Brokers (NAREB)**

**The Nantucket Comprehensive Plan Steering Committee**

**The Nantucket Land Council**

**The Nantucket Planning and Economic Development Commission**

**May, 1997**



## **INTRODUCTION**

In the fall of 1996, the Nantucket Comprehensive Plan Steering Committee was just embarking on the data collection stage of the two-year Comprehensive Plan. An important issue raised during those early meetings concerned whether prior buildout analyses prepared by the NP&EDC, through its various consultants, were still valid with respect to the effect of existing zoning. Some felt that the prior buildout analyses were performed on a "broad-brush" basis, and failed to consider the many variables which have an effect on the buildout numbers. These variables included the effects of wetlands (including dune and other coastal resources), the effect of lot configuration, accessibility, frontage, street width, and other similar factors. Some of these variables could only be taken into consideration by a careful lot-by-lot analysis. Faced with these doubts as to the validity of prior conclusions, several organizations made the commitment to cooperatively conduct a buildout analysis through a tedious, but comprehensive, lot-by-lot review process. Beginning in December, 1996, representatives of the Nantucket Association of Real Estate Brokers (NAREB), representatives of the Nantucket Land Council (a private conservation organization), representatives of the Nantucket Comprehensive Plan Steering Committee, and members of the staff of the Nantucket Planning and Economic Development Commission began meeting once or twice a week in the offices of Angelastro Real Estate.

The 2-3 hour work sessions were conducted by 2 to 4 work groups consisting of 2 to 4 individuals each, whose task was to analyze each identified vacant parcel, and each developed parcel with additional development potential. Each group performed the buildout potential calculations, and agreed by consensus as to the buildout potential of each lot. As each page was completed, a tally was made of each page. The group method was particularly effective in identifying the physical and legal constraints and encumbrances on each property. Because of the diverse viewpoints of the participants, the final consensus had the effect of moderating any extreme viewpoints.

## **BUILDOUT METHODOLOGY AND ASSUMPTIONS**

Before work commenced, the group agreed to follow the following buildout methodology:

- A. Identify vacant parcels, and determine buildout potential of these vacant parcels.
  1. Utilize a printout of vacant parcels from the Town Assessor's records, less all preserved land, and land dedicated for governmental purposes. For the purposes of this buildout, "preserved land" is land held by the Nantucket Land Bank, and by various non-profits, or land that is restricted. Other governmental land may fall into this category if it is specifically restricted.
  2. Identify the listed vacant parcels on maps in the Assessor's Book of Maps. These served as "work maps" throughout the process.

3. Consider area encompassed by wetlands. Lacking an "official" wetlands map of the Town, the source of information was the interpretation of wetlands derived from a soils map. This map, when reviewed by the Conservation Commission Administrator, was determined to be a "fair" representation of the distribution of wetlands on the Island, with consideration for the limitations of scale.
4. Utilize the following formula in order to subtract the possible area which could reasonably be occupied by new roadway infrastructure within a lot:

Zone	% Road Infrastructure
MMD	1.4%
LUG-3	3.2%
LUG-2	3.6%
LUG-1	4.7%
R-2	6.9%
R-10	13.0%
RC, RC-2, LC	13.8%
R-1, ROH	16.7%

These percentages are based upon the assumption of a 40-foot road, and the creation of possible lots at the minimum lot area and frontage permitted in each zone.

5. Assume minimum lot sizes if area is sewerred, or within an area which could be serviced by a modest extension of the sewer. Otherwise, assume a new lot of 40,000 s. f. or greater, with well and septic; for lots of record, assume septic systems for lots smaller than 40,000 s.f. Consider special standards for septic systems in Madaket.
  6. Divide the net area resulting from deducting the wetlands and infrastructure factors by the minimum lot size of the zone, or otherwise as indicated in # 5, above.
  7. On a lot-by-lot basis, determine if a secondary dwelling would be possible on each potential new lot. As a general rule, this would be a multiple of two, unless it is determined that legal or physical constraints exist on a parcel of land which have the effect of restricting or prohibiting secondary dwellings. Factors which might reduce the number of secondary dwellings are Planning Board covenants; conservation restrictions; environmental constraints, such as wetlands; or physical constraints due to property configuration or size.
- B. Identify developed land which has additional development potential
1. Begin with a printout developed by staff of Finance office which identifies developed parcels, their area, and their zoning, and which produces the net

number of new lots. Net out any existing dwelling or dwellings.

2. Locate parcels identified through this process on the Assessor's Book of maps.
  3. Review parcels, and factor in variables identified in A.3, A.4, and A.5, above, and perform the calculations in A.6 and A.7, above.
  4. To the extent possible, consider, on a lot-by-lot basis, the constraints to further subdivision in the old historic district and surrounding densely developed areas, notwithstanding frontage and area which might technically allow further development. A deduction of 30% of the subdivision potential was applied in certain of these areas.
- C. Determine the numbers of existing primary and secondary dwellings on the Island, and calculate the second dwelling potential of existing developed lots (i.e., the numbers of secondary dwellings which could be developed on lots which presently contain a primary dwelling).
1. Update the 1990 U.S. Census numbers of the number of dwelling units by researching the Building Permit records for new units and demolitions.
  2. Research the numbers of primary versus secondary dwellings from the Assessor's records. Subtract the numbers of secondary dwellings from the number of primary dwellings to determine the second dwelling potential of existing, developed lots.
  3. Add the total number of existing dwelling units to the number of potential additional secondary dwelling units to get the total buildout potential of existing developed lots, without further subdivision. This number complements the numbers calculated in section B., which represents the additional lots, and dwelling units on those lots, exclusive of the existing house lot.
- D. Add the numbers of lots and dwelling units which result from the calculations in sections A, B, and C, above to result in the total buildout potential for the Island, under the assumptions of existing zoning.

## **BUILDOUT ASSUMPTIONS**

This buildout analysis presents the most extreme case for buildout under existing zoning. In actuality, total buildout may be considerably less as property owners make conscious choices not to subdivide; to place restrictions on their property; to sell their property for open space; or not to develop a secondary dwelling. A buildout analysis, by its very nature, cannot predict these actions with any degree of certainty, and must assume the worst case.

The issue of secondary dwellings is a case in point. At this point in time, the number of

secondary dwellings is only 12% of the total of all dwelling units. Nevertheless, this buildout analysis assumes that every parcel or potential parcel with an existing or possible dwelling unit on it also has the potential for a secondary dwelling. The only exceptions are known restrictions or limitations. It is doubtful that 100% of all residential lots will also have secondary dwellings on them at buildout, but the potential exists, and must be considered.

## BUILDOUT CONCLUSIONS

	CATEGORY	LOTS	DWELLING UNITS
A.	Vacant Land Development Potential:	3,148	5,479
B.	Developed Land Development Potential:	1,777	3,510
C.	Existing Developed Land:		
	1. Primary Dwellings:	7,386	7,386
	2. Secondary Dwellings:	-	1,010
	3. Additional Buildout Potential: Secondary Dwellings:	-	6,376
D.	Total Buildout Potential:	12,311	<u>23,761</u>

# **PARTICIPANTS IN THE BUILDOUT ANALYSIS**

## ***NAREB***

**Hamilton Heard  
Flint Ranney  
Michael Angelastro  
Rick Donnelan  
Ed Gillum  
Ken Beaugrand**

**Michael Bachman**

## ***Nantucket Land Council***

**Linda Holland  
Cheryl Creighton**

## ***Nantucket Conservation Foundation***

**Jim Lentowski**

## ***Nantucket Comprehensive Plan Steering Committee - Data Work Group***

**Edward Sanford  
Mary Malavase  
Tom Barrows  
Woody Tasch**

## ***NP&EDC Staff***

**John D. Pagini AICP, Director  
Andrew Vorce AICP, Senior Planner  
Stuart Reinhard, Planning Assistant**

# WORK SHEETS

**Buildout Potential - Vacant Lots**

May 1, 1997

Map	Location	Lots	Units	Map	Location	Lots	Units	Map	Location	Lots	Units
1	Great Point	0	0	4243	W. Chester/Lily	0	0	7324	Ocean/Codfish	2	2
2	Great Point	0	0	4244	Cliff Road East	9	9	7331	Moray/Grand	10	20
3	Great Point	0	0	43	Shimmo	36	62	7332	Low Beach	7	13
4	Great Point	0	0	44	mid Polpis Road	27	48	7341	Burnell/Lindberg	10	20
5	Coskata	0	0	45	Middle Moors	1	1	7342	Burnell/New	18	36
6	Coskata	0	0	46	Middle Moors	7	14	74	Low Beach	8	16
7	Coskata	0	0	47	Middle Moors	0	0	75	Tom Nevers west	30	57
8	Coatue	0	0	48	Polpis/Sankaty Rd.	11	22	76	Tom Nevers west	21	42
9	Coatue	0	0	49	Sankaty/Baxter	54	107	7613	Tom Nevers east	14	14
10	Coatue	0	0	4923	s. Sankaty/Baxter	8	15	7614	Tom Nevers east	3	4
11	Wauwinet	2	2	4932	Burnell/Sconset Ave.	32	64	7641	Tom Nevers east	8	13
12	Squam	5	6	50	Middle Pasture	8	16	7642	Tom Nevers east	7	10
13	Squam	11	21	51	Gibbs Pond	0	0	7643	Tom Nevers east	3	5
14	Pocomo	28	52	52	Middle Moors	0	0	7644	Tom Nevers east	0	0
15	Pocomo	11	16	53	Middle Moors	47	65	77	Madaquecham	26	52
16	Coatue	0	0	54	Momony/Milestone	55	91	78	Madaquecham	18	36
17	Coatue	0	0	55	Orange/Surfside	120	228	79	Skyline	31	62
18	Coatue	0	0	5514	Lower Union	0	0	80	Surfside north	98	177
19	Pocomo/Polpis	0	0	5541	Pleasant/Orange	14	26	81	Miacomet Pond	23	43
20	Polpis/Wauwinet	20	39	5544	Chicken Hill	10	20	82	Cisco	18	31
21	Quidnet	46	64	56	Vesper/Hummock Pd.	299	349	83	Humm. Pd. south	3	3
22	Sesachacha East	0	0	57	Head of Hummock	10	17	84	Cisco	0	0
23	Sesachacha East	0	0	58	Massasoit Bridge	16	32	85	Cisco	0	0
24	Sesachacha West	4	8	59	Long Pond Road	14	15	86	Miacomet Pd.	0	0
25	Polpis/Almanack	7	14	593	Tristams Landing	1	2	87	Surfside	17	21
26	Polpis/Quaise	10	20	594	East Hither Creek	11	12	88	Surfside	4	7
27	Quaise/Shawkemo	17	21	60	West Hither Creek	3	3	89	Madaquecham	3	6
28	Abrams/Coatue	1	2	6012	Mid Hither Creek	4	4	90	South Pasture	0	0
29	Hulbert Ave	8	17	6021	Baltimore/G St.	1	1	91	Tom Nevers south	14	22
2923	Hulbert Ave	0	0	6024	Ames/Baltimore	0	0	92	Tom Nevers south	0	0
30	Cliff/Gosnold	40	66	6031	West Madaket	6	6	924	Tom Nevers south	8	16
31	Washing/Dionis	14	20	6034	West Madaket	0	0	93	Tuckermuck	4	6
32	Dionis North	17	33	61	Esthers Island	0	0	94	Tuckermuck	13	20
33	Dionis North	12	24	6111	Esthers Island	0	0	95	Tuckermuck	9	12
34	Eel Point	0	0	6114	Esthers Island	0	0	96	Tuckermuck	2	4
35	Tuckermuck	0	0	6141	Esthers Island	0	0	97	Muskeget	0	0
36	Smith Point	0	0	62	Long Pond South	0	0	98	Muskeget	0	0
3622	Smith Point	0	0	63	Sheep Pond Road	9	18	99	Muskeget	0	0
3623	Smith Point	0	0	64	Sanford Farm	0	0				
3632	Smith Point	0	0	65	mid Hummock Pd. Rd.	75	138				
37	Eel Point	0	0	66	Miacomet/Appleton	305	580				
38	Warrens Landing	87	173	67	E. Bartlett/Bayberry	268	536				
39	Madaket Road North	48	96	68	Old South Road	398	696				
40	Madaket/W. Cliff	42	74	69	Old South Road east	125	166				
41	Madaket Rd. East	164	312	70	mid Milestone South	0	0				
4213	Steamboat Wharf	0	0	71	Tom Nevers north	21	42				
4214	Easton/Brant Pt.	4	8	7131	Tom Nevers east	2	4				
4223	Washington Street	2	4	7132	Tom Nevers east	21	42				
4224	Boat Basin	1	2	7133	Tom Nevers east	2	3				
4231	Downtown	3	5	7134	Tom Nevers east	0	0				
4232	Pine/Union	10	17	72	Tom Nevers north	6	11				
4233	Upper Main/Milk	5	7	73	Milestone/New St.	46	92				
4234	Liberty/Quince	5	10	7313	Pump Sq./Codfish	2	3				
4241	North Beach/Easton	6	12	7314	Coffin/Clifton	1	2				
4242	North Water	1	2	7323	Baxter east	0	0				

Column Total **631** **1147**

Column Total **2085** **3562**

Column Total **432** **770**

Page Totals 3148 5479

# Buildout Potential - Developed Lots

May 1, 1997

Map Location	Lots	Units	Map Location	Lots	Units	Map Location	Lots	Units
1 Great Point	0	0	4243 W. Chester/Lily	25	50	7324 Ocean/Codfish	4	8
2 Great Point	0	0	4244 Cliff Road East	16	27	7331 Moray/Grand	52	104
3 Great Point	0	0	43 Shimmo	17	34	7332 Low Beach	21	42
4 Great Point	0	0	44 mid Polpis Road	10	20	7341 Burnell/Lindberg	23	46
5 Coskata	0	0	45 Middle Moors	1	2	7342 Burnell/New	37	74
6 Coskata	0	0	46 Middle Moors	0	0	74 Low Beach	2	4
7 Coskata	0	0	47 Middle Moors	0	0	75 Tom Nevers west	0	0
8 Coatue	0	0	48 Polpis/Sankaty Rd.	0	0	76 Tom Nevers west	0	0
9 Coatue	0	0	49 Sankaty/Baxter	36	72	7613 Tom Nevers east	0	0
10 Coatue	0	0	4923 s. Sankaty/Baxter	0	0	7614 Tom Nevers east	0	0
11 Wauwinet	3	6	4932 Burnell/Sconset Ave.	5	10	7641 Tom Nevers east	0	0
12 Squam	0	0	50 Middle Pasture	0	0	7642 Tom Nevers east	0	0
13 Squam	0	0	51 Gibbs Pond	0	0	7643 Tom Nevers east	0	0
14 Pocomo	0	0	52 Middle Moors	0	0	7644 Tom Nevers east	0	0
15 Pocomo	0	0	53 Middle Moors	0	0	77 Madaquecham	0	0
16 Coatue	0	0	54 Momony/Milestone	71	138	78 Madaquecham	0	0
17 Coatue	0	0	55 Orange/Surfside	116	232	79 Skyline	10	20
18 Coatue	0	0	5514 Lower Union	8	16	80 Surfside north	9	18
19 Pocomo/Polpis	0	0	5541 Pleasant/Orange	8	16	81 Miacomet Pond	12	24
20 Polpis/Wauwinet	6	8	5544 Chicken Hill	37	74	82 Cisco	9	18
21 Quidnet	0	0	56 Vesper/Hummock Pd.	29	53	83 Humm. Pd. south	1	2
22 Sesachacha East	0	0	57 Head of Hummock	0	0	84 Cisco	0	0
23 Sesachacha East	0	0	58 Massasoit Bridge	30	60	85 Cisco	0	0
24 Sesachacha West	9	18	59 Long Pond Road	0	0	86 Miacomet Pd.	0	0
25 Polpis/Almanack	4	5	593 Tristams Landing	0	0	87 Surfside	3	4
26 Polpis/Quaise	3	5	594 East Hither Creek	11	11	88 Surfside	0	0
27 Quaise/Shawkemo	12	24	60 West Hither Creek	0	0	89 Madaquecham	0	0
28 Abrams/Coatue	0	0	6012 Mid Hither Creek	0	0	90 South Pasture	7	14
29 Hulbert Ave	40	80	6021 Baltimore/G St.	0	0	91 Tom Nevers south	0	0
2923 Hulbert Ave	1	2	6024 Ames/Baltimore	0	0	92 Tom Nevers south	0	0
30 Cliff/Gosnold	104	208	6031 West Madaket	0	0	924 Tom Nevers south	0	0
31 Washing/Dionis	1	2	6034 West Madaket	0	0	93 Tuckernuck	0	0
32 Dionis North	0	0	61 Esthers Island	0	0	94 Tuckernuck	0	0
33 Dionis North	2	4	6111 Esthers Island	0	0	95 Tuckernuck	0	0
34 Eel Point	0	0	6114 Esthers Island	0	0	96 Tuckernuck	0	0
35 Tuckernuck	0	0	6141 Esthers Island	0	0	97 Muskeget	0	0
36 Smith Point	0	0	62 Long Pond South	0	0	98 Muskeget	0	0
3622 Smith Point	0	0	63 Sheep Pond Road	0	0	99 Muskeget	0	0
3623 Smith Point	0	0	64 Sanford Farm	0	0			
3632 Smith Point	0	0	65 mid Hummock Pd. Rd.	3	4			
37 Eel Point	0	0	66 Miacomet/Appleton	133	266			
38 Warrens Landing	0	0	67 E. Bartlett/Bayberry	319	638			
39 Madaket Road North	20	40	68 Old South Road	181	362			
40 Madaket/W. Cliff	18	36	69 Old South Road east	5	10			
41 Madaket Rd. East	147	294	70 mid Milestone South	0	0			
4213 Steamboat Wharf	0	0	71 Tom Nevers north	0	0			
4214 Easton/Brant Pt.	14	28	7131 Tom Nevers east	0	0			
4223 Washington Street	5	10	7132 Tom Nevers east	0	0			
4224 Boat Basin	0	0	7133 Tom Nevers east	0	0			
4231 Downtown	6	12	7134 Tom Nevers east	0	0			
4232 Pine/Union	10	20	72 Tom Nevers north	9	18			
4233 Upper Main/Milk	25	50	73 Milestone/New St.	29	58			
4234 Liberty/Quince	33	66	7313 Pump Sq./Codfish	7	7			
4241 North Beach/Easton	11	22	7314 Coffin/Clifton	7	14			
4242 North Water	0	0	7323 Baxter east	0	0			

Column Total **474** **940**  
Page Totals 1777 3510

Column Total **1113** **2192**

Column Total **190** **378**

# Buildout Potential - Total

May 1, 1997

Map Location		Lots	Units	Map Location		Lots	Units	Map Location		Lots	Units
1	Great Point	0	0	4243	W. Chester/Lily	25	50	7324	Ocean/Codfish	6	10
2	Great Point	0	0	4244	Cliff Road East	25	36	7331	Moray/Grand	62	124
3	Great Point	0	0	43	Shimmo	53	96	7332	Low Beach	28	55
4	Great Point	0	0	44	mid Polpis Road	37	68	7341	Burnell/Lindberg	33	66
5	Coskata	0	0	45	Middle Moors	2	3	7342	Burnell/New	55	110
6	Coskata	0	0	46	Middle Moors	7	14	74	Low Beach	10	20
7	Coskata	0	0	47	Middle Moors	0	0	75	Tom Nevers west	30	57
8	Coatue	0	0	48	Polpis/Sankaty Rd.	11	22	76	Tom Nevers west	21	42
9	Coatue	0	0	49	Sankaty/Baxter	90	179	7613	Tom Nevers east	14	14
10	Coatue	0	0	4923	s. Sankaty/Baxter	8	15	7614	Tom Nevers east	3	4
11	Wauwinet	5	8	4932	Burnell/Sconset Ave.	37	74	7641	Tom Nevers east	8	13
12	Squam	5	6	50	Middle Pasture	8	16	7642	Tom Nevers east	7	10
13	Squam	11	21	51	Gibbs Pond	0	0	7643	Tom Nevers east	3	5
14	Pocomo	28	52	52	Middle Moors	0	0	7644	Tom Nevers east	0	0
15	Pocomo	11	16	53	Middle Moors	47	65	77	Madaquecham	26	52
16	Coatue	0	0	54	Momony/Milestone	126	229	78	Madaquecham	18	36
17	Coatue	0	0	55	Orange/Surfside	236	460	79	Skyline	41	82
18	Coatue	0	0	5514	Lower Union	8	16	80	Surfside north	107	195
19	Pocomo/Polpis	0	0	5541	Pleasant/Orange	22	42	81	Miacomet Pond	35	67
20	Polpis/Wauwinet	26	47	5544	Chicken Hill	47	94	82	Cisco	27	49
21	Quidnet	46	64	56	Vesper/Hummock Pd.	328	402	83	Humm. Pd. south	4	5
22	Sesachacha East	0	0	57	Head of Hummock	10	17	84	Cisco	0	0
23	Sesachacha East	0	0	58	Massasoit Bridge	46	92	85	Cisco	0	0
24	Sesachacha West	13	26	59	Long Pond Road	14	15	86	Miacomet Pd.	0	0
25	Polpis/Almanack	11	19	593	Tristams Landing	1	2	87	Surfside	20	25
26	Polpis/Quaise	13	25	594	East Hither Creek	22	23	88	Surfside	4	7
27	Quaise/Shawkemo	29	45	60	West Hither Creek	3	3	89	Madaquecham	3	6
28	Abrams/Coatue	1	2	6012	Mid Hither Creek	4	4	90	South Pasture	7	14
29	Hulbert Ave	48	97	6021	Baltimore/"G" St.	1	1	91	Tom Nevers south	14	22
2923	Hulbert Ave	1	2	6024	Ames/Baltimore	0	0	92	Tom Nevers south	0	0
30	Cliff/Gosnold	144	274	6031	West Madaket	6	6	924	Tom Nevers south	8	16
31	Washing/Dionis	15	22	6034	West Madaket	0	0	93	Tuckermuck	4	6
32	Dionis North	17	33	61	Esthers Island	0	0	94	Tuckermuck	13	20
33	Dionis North	14	28	6111	Esthers Island	0	0	95	Tuckermuck	9	12
34	Eel Point	0	0	6114	Esthers Island	0	0	96	Tuckermuck	2	4
35	Tuckermuck	0	0	6141	Esthers Island	0	0	97	Muskeget	0	0
36	Smith Point	0	0	62	Long Pond South	0	0	98	Muskeget	0	0
3622	Smith Point	0	0	63	Sheep Pond Road	9	18	99	Muskeget	0	0
3623	Smith Point	0	0	64	Sanford Farm	0	0	Column Total		622	1148
3632	Smith Point	0	0	65	mid Hummock Pd. Rd.	78	142				
37	Eel Point	0	0	66	Miacomet/Appleton	438	846				
38	Warrens Landing	87	173	67	E. Bartlett/Bayberry	587	1174				
39	Madaket Road North	68	136	68	Old South Road	579	1058				
40	Madaket/W. Cliff	60	110	69	Old South Road east	130	176				
41	Madaket Rd. East	311	606	70	mid Milestone South	0	0				
4213	Steamboat Wharf	0	0	71	Tom Nevers north	21	42				
4214	Easton/Brant Pt.	18	36	7131	Tom Nevers east	2	4				
4223	Washington Street	7	14	7132	Tom Nevers east	21	42				
4224	Boat Basin	1	2	7133	Tom Nevers east	2	3				
4231	Downtown	9	17	7134	Tom Nevers east	0	0				
4232	Pine/Union	20	37	72	Tom Nevers north	15	29				
4233	Upper Main/Milk	30	57	73	Milestone/New St.	75	150				
4234	Liberty/Quince	38	76	7313	Pump Sq./Codfish	9	10				
4241	North Beach/Easton	17	34	7314	Coffin/Cifton	8	16				
4242	North Water	1	2	7323	Baxter east	0	0				
Column Total		1105	2087	Column Total		3198	5754				
Grand Totals		4925	8989								