

**TOWN AREA PLAN WORK GROUP**  
**Meeting Of May 20, 2022**  
**DRAFT MINUTES FOR REVIEW AND APPROVAL**

Attending: Mary Anne Easley, Marsha Fader, Alison King, Mary Longacre, Mickey Rowland, Lee Saperstein, and Henry Terry.

Absent: Regen Horchow.

Attendance was verified by a roll call; there was a quorum at all times. The meeting was recorded and can be viewed at “Meeting Recording:”

Meeting Recording:

[https://us06web.zoom.us/rec/share/j-Uc6qdom75QHD1\\_EegPXumG5Cdf3Pte9ReGUS8irCzulw0CZq0odqi5zzJ0iF\\_x.6kl87VKEQum27o2m](https://us06web.zoom.us/rec/share/j-Uc6qdom75QHD1_EegPXumG5Cdf3Pte9ReGUS8irCzulw0CZq0odqi5zzJ0iF_x.6kl87VKEQum27o2m)

Access Passcode: V%J@0tk8

Chair Henry Terry called the meeting to order at 4:00 pm. Mary Longacre read the script about remote-attendance meetings and said that this one would be recorded. Henry Terry then asked for approval of the agenda and received a motion for approval from Mary Longacre, which was seconded by Alison King, and approved unanimously. The next order of business was approval of the draft minutes for the meeting of April 5, 2022; it was noted that the meeting of May 5, 2022, was canceled for the lack of a quorum, hence there were no minutes for that meeting. Approval was moved by Mary Anne Easley, seconded by Mickey Rowland, and approved unanimously.

Henry Terry then suggested that the principal issue before the Work Group was the development of questions for the public survey that had been agreed upon at the last meeting. Alison King took the lead in explaining the questions, attached, that she and Mary Longacre had developed for Economic Development. As she reviewed the questions, she added comments. To Question 1) on the respondents’ sense of service by businesses, she noted that she is developing a list of businesses in the Town Area. While the Chamber of Commerce and the Artists Association both have members’ lists, they need to be examined to extract those in the Town Area. The list should help respondents to answer the question thoughtfully.

Question 2), on percentage of dining and shopping done in various Island districts, is to help understand shopping habits in and out of the Town area.

Question 3) asks about the respondents’ feelings toward being close to the Downtown core.

Question 4) asks for suggestions on how best to improve the success of businesses operated in the Town Area. This question brought forth several comments and questions. Mary Longacre noted that the Madaket Area Plan survey has an introductory guidance section that helps respondents to answer question validly. Mickey Rowland asked about the inclusion of home-based businesses that may have no local customers. After clarification from Alison King that the question was not meant to include people employed by others but working at home, Mary

Longacre replied that, even though customers were not in the district, such enterprises should be included in the survey and the answer is “yes.”

Lee Saperstein suggested that Island-wide Wi-Fi might be an example of an amenity that improves business interactivity. Yes, was the reply but this was not a high priority for them because of the lack of security for messages sent through Wi-Fi hotspots. In response to a concern from Marsha Fader for understanding the questions, Alison King made a summary of them.

Mary Anne Easley then spoke about the questions that she and Liz Almodobar had submitted on April 5<sup>th</sup> for Land Use, also attached. Of her four questions, number 1) on zoning drew the most conversation. Mary Longacre wondered if the question should refer only to the Residential Old Historic District (ROH Zone: 5000 square feet minimum, 40 percent ground cover) because the outer edges of the Town Area include R-1 (5000 ft<sup>2</sup>, 30 percent ground cover) and small segments of R-5 (5000 and 40 percent) and R-20 (20,000 and 12.5 percent) districts. Marsha Fader added that each of these zones has an array of permitted, non-permitted, and permitted only by special-use permits that can be found on the Use Chart attached to the Zoning Bylaw (Section 139 of the Code of the Town of Nantucket). She noted that many of her concerns were with permitted uses and not lot sizes. From this comment, Mary Longacre asked if we should consider a suggestion to amend the use chart for the Residential Old Historic District. This idea might not translate easily into a survey question, she noted. She hoped that, in the Planning Department’s review of our proposed survey, they will edit questions for clarity.

Mickey Rowland then said that, though roughly similar, the Historic District Commission’s definition of the Old Historic District differs from the boundaries of the Residential Old Historic Zone. To help understand this distinction, Mary Longacre projected a screen shot of maps of the two areas. Marsha Fader repeated the concern for making these distinctions clear in the survey questions. Mickey Rowland pointed out that zoning is made up of both definitions of and limitations in density and use and that we should concentrate on use. Mary Longacre suggested that the Planning Department should be asked to create these questions; to which Lee Saperstein replied that it may be best for the Work Group to pose the questions, which the planners could edit.

Marsha Fader asked just how the Work Group fits into planning and Mary Longacre replied that it is an instrument of the Nantucket Planning and Economic Development, NPEDC, of which she is a member.

With no further comments forthcoming, Henry Terry asked if we should adjourn. Mary Longacre so moved, Alison King seconded, and the members approved it unanimously.

Adjournment. 4:56 pm

The next scheduled meeting is Tuesday, June 7, 2022, at 4:00 pm. Please supply draft questions by Friday, April 29th.

For reference: Subcommittee composition.

2. Land Use: Liz Almodobar and Mary Anne Easley
3. Housing: Marsha Fader and Mickey Rowland
4. Economic Development: Alison King and Mary Longacre
5. Natural and Cultural Resources: Liz Almodobar and Marsha Fader
6. Open Space and Recreation Plan: Mary Anne Easley and Henry Terry
7. Services and Facilities: Regen Horchow and Mickey Rowland
8. Circulation; Mary Longacre and Lee Saperstein

Lee W. Saperstein, Secretary, [saperste@mst.edu](mailto:saperste@mst.edu)

DRAFT

**SURVEY QUESTIONS FROM THE ECONOMIC DEVELOPMENT SUBCOMMITTEE,  
ALISON KING AND MARY LONGACRE.**

Survey question 1: Are you well served by the businesses within the area? Please explain if there are additional businesses that would be beneficial.

Survey question 2: In the last three years what percentage of your dining/shopping is done in the following districts:

- a. Residential Old Historic District (our district)
- b. Downtown Core
- c. Brandt Point neighborhood
- d. Mid-Island Commercial District
- e. Cisco
- f. Old South Road Corridor
- g. 'Sconset
- h. Other (Wauwinet, Madaket, etc.)

Survey question 3: Please explain if and how you are affected, positively or negatively, by our proximity to the Downtown Core (outside of parking and traffic).

Survey question 4: if you own or operate a business (home-based business or public facing businesses), what would help you to become more successful?

**SURVEY QUESTIONS FROM THE LAND USE SUBCOMMITTEE, LIZ ALMODOBAR  
AND MARY ANNE EASLEY**

- 1: Do you have any concerns about the zoning of properties in your neighborhood?
- 2: In your opinion, what are the most significant issues affecting the livability of your neighborhood?
- 3: Do you think there is an appropriate balance of residential, commercial and recreation/open space in Town?
- 4: What changes, if any, would you make to your neighborhood?

DRAFT