

Re-use Plan for Tom Nevers Former Navy Base Site

Nantucket, Massachusetts

July 6, 1995

Prepared for the

Nantucket Planning & Economic Development Commission
1 East Chestnut Street
Nantucket, MA 02554

This Project was Funded by

A Strategic Planning Grant awarded by the
Massachusetts Executive Office of Communities and Development

Prepared by

Horiuchi & Solien Landscape Architects
61 Walker Street
Falmouth, Massachusetts 02540
(508) 540-5320

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Peter Wilson, Conservation Commission
Alan Brown, Nantucket Housing Authority

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I. INTRODUCTION

A. Background

Purchased from the U.S. Department of Navy in 1980, the Tom Nevers property is an extraordinary town resource. With over 1,000 feet of beach, this twenty-five acre parcel is one of the few town-owned ocean shorefront properties. Today, the property is leased to the Park and Recreation Commission, who along with the VFW Post 8608 oversee its management. Recreational fishermen and summer bathers frequent the beach. In addition, numerous annual events are held on the property including the County Fair, Demolition Derby, and Summer Carnival.

Despite the diversity of activities and users that are accommodated on the site, there is no long range plan for the property. Throughout the site are three vacant buildings in poor condition, abandoned military structures, deteriorating roadways, construction debris and other hazards. There is strong public sentiment that the site is underutilized, and that measures must be taken to remove or renovate the derelict buildings.

The tremendous potential of such a prominent parcel of public shorefront combined with the needs of a rapidly growing Tom Nevers neighborhood prompted the Nantucket Planning & Economic Development Commission (NP&EDC) to develop a comprehensive plan for the property that addresses the needs of both Tom Nevers and island residents. This study, funded by a Strategic Planning Grant through the Massachusetts Executive Office of Communities and Development, prescribes an appropriate land uses and stewards, and serves as a guide for future capital improvements.

The Tom Nevers Property Reuse Committee was created with representatives from related town departments and user groups. The Committee, working with NP&EDC staff and consultant, Horiuchi Solien Landscape Architects (HSLA), outlined a process for the four-month long study. In addition to reviewing background information provided by NP&EDC staff, HSLA conducted a series of interviews with town officials, interest groups, and Tom Nevers residents (see Appendix A). Because public support is essential to the plan's implementation, residents were actively encouraged to participate in a series of three public forums aimed at generating consensus on a final plan.

B. Project Goals

The following Goals Statement was endorsed by the NP&EDC as part of the grant application:

To adopt a policy for development of the Town-owned Tom Nevers site. Accomplished through the formal endorsement of a plan which maps and specifies uses, transfer of sub-areas of the site to appropriate stewards, and guiding infrastructure and capital improvements in a manner that is compatible.

To identify appropriate and acceptable uses for the site that benefit the needs of both the neighborhood and the Town. Accomplished through a process of public debate and application of previously developed goals and objectives for development.

To facilitate a public participation process and through this debate, reach a consensus on implementation. Accomplished through an outreach effort to all interested parties by professional consultants and on-island staff.

To factor both positive and negative aspects of any proposed uses into an analysis. Accomplished by an in-depth analysis and cost/benefit comparisons prepared by the consultant.

In addition, Committee members cited as an overall goal, the importance of maintaining Town control of the property and any proposed uses.

C. Schedule

At the initial meeting of the Committee and the consultant, HSLA recommended a scope of work which expands on the original proposal, allowing public input on a final plan at Public Forum III. The Committee approved the revised scope of work and the following schedule:

<u>Date</u>	<u>Description</u>
2/20	Issue Identification
2/24-3/13	Data Inventory & Mapping Review background information provided by NP&EDC staff Conduct interviews
3/21	<i>Public Forum I: Existing Conditions Analysis and Land Use Preferences</i>
3/27-4/24 4/25	Analyze land use preferences, develop alternative concept plans <i>Public Forum II: Alternative Concept Plans</i>
4/26-5/15 5/23	Develop final plan <i>Public Forum III: Final Plan and Implementation</i>
5/17-6/15	Prepare summary report
6/30	Project Completion Deadline

The Committee noted that a major shortcoming of the study is that the June 30 funding deadline prevents input from summer residents. The Committee discussed future presentation of the study over the summer.

II. SITE INVENTORY & ANALYSIS

A. Context

The town-owned oceanfront property covers approximately 25 acres in the southeastern section of Nantucket known as Tom Nevers (Figures 1 and 2). The predominant land use in Tom Nevers is residential. The entire area is zoned Limited Use General 3, which restricts development to single family structures on 2.75 acre lots, and allows kennels, day care centers, public stables, commercial windmills, employer dormitories, and non-profit clubs by Special Permit.

Tom Nevers is considered by islanders as a remote part of Nantucket. For services, residents must travel 7.5 miles to the commercial district at Sparks Avenue or three miles into Siasconset village. There is no public water or sewerage. Nevertheless, Tom Nevers is experiencing rapid growth through both the development of seasonal and year-round homes. Development around the project site can be divided into four areas:

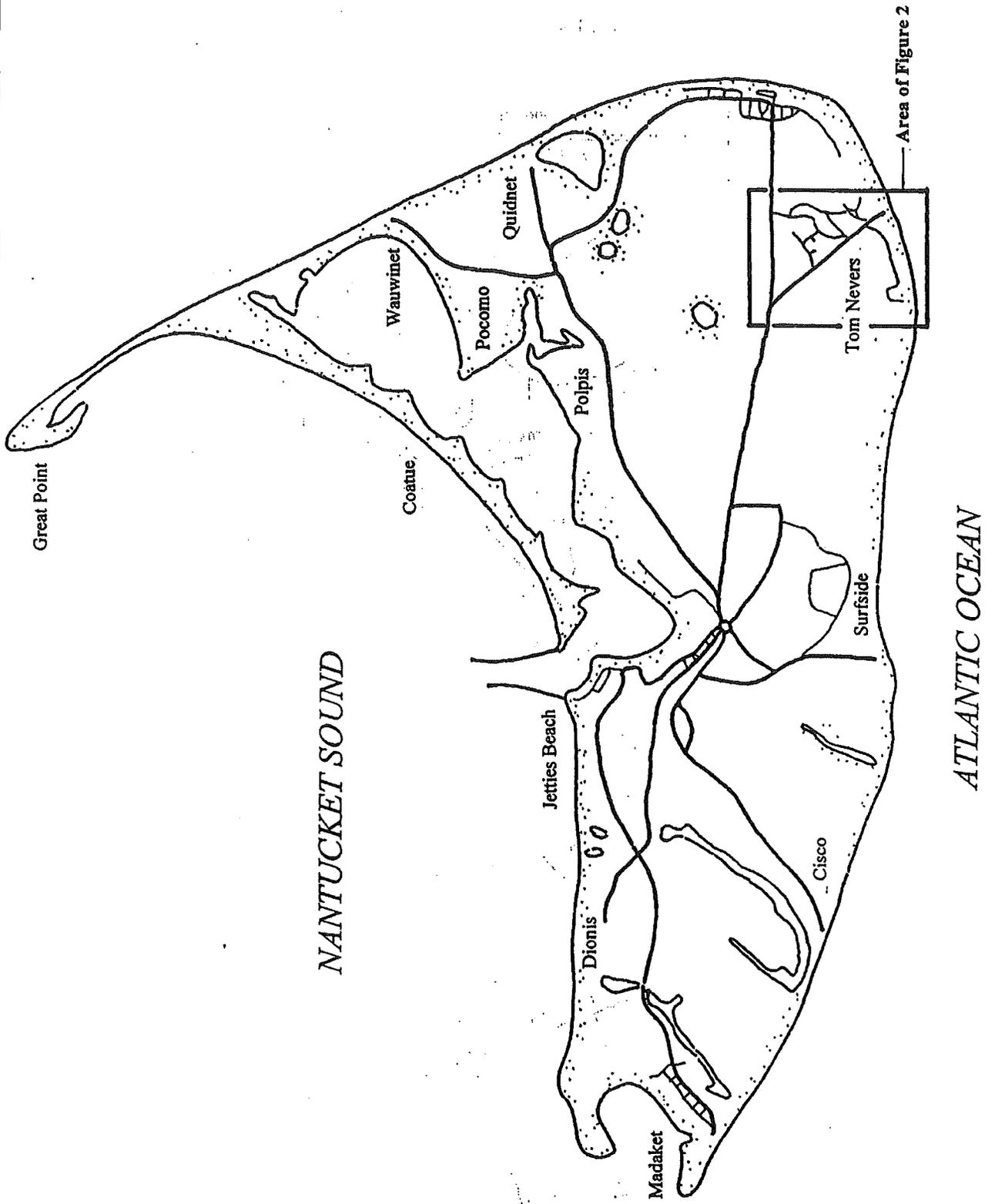


Figure 1
Locus Map: Nantucket Island

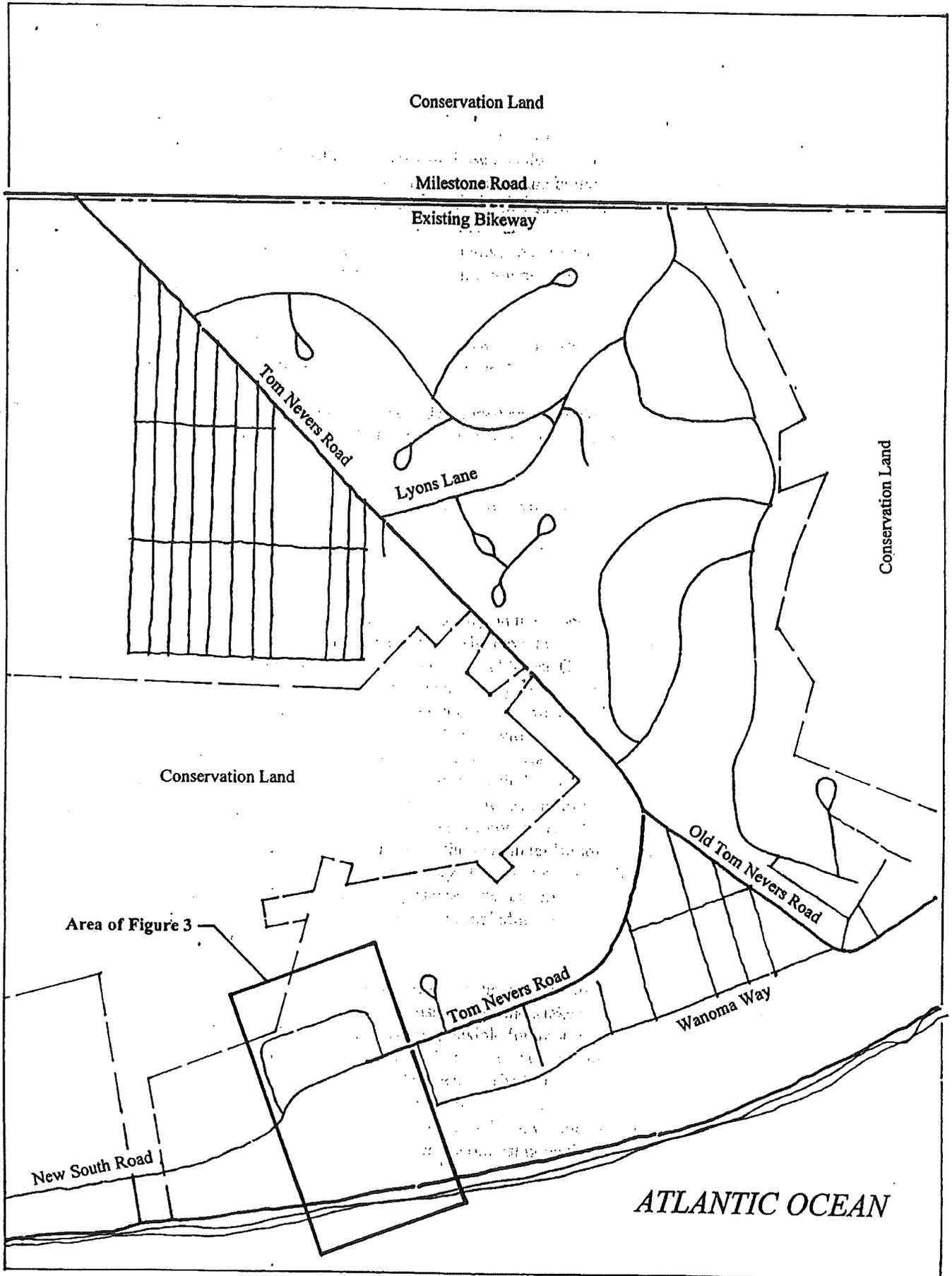


Figure 2
Locus Map: Tom Nevers

South of Tom Nevers Road: This subdivision was platted in 1916 with lots ranging in size from three acres to as small as 6,000 SF. Although many of these lots do not conform to current zoning, because they were recorded prior to 1951, they are "grandfathered" and buildable. In 1994, there were approximately 110 vacant lots and 63 existing homes in this subdivision.

North of Tom Nevers Road: This area is a newer subdivision created between 1970 and 1984, with most of the lots conforming to current zoning (2.75 acre minimum). In 1994 there were approximately 70 vacant lots and 130 existing homes.

Tom Nevers Head: The former site of a hotel, this area is composed of both older and more recent subdivisions. Sixty lots remain available for development.

West of the Base: This area is less intensively developed and includes four homes in estate settings and five vacant lots. Nearly 1,200 acres of protected open space is owned by the Nantucket Conservation Foundation Inc.

With approximately 240 vacant lots, the Tom Nevers area will likely undergo substantial change if current development trends continue.

B. History

The U.S. Department of the Navy established a facility on the property in 1955 for the purpose of conducting electronic oceanographic surveillance. The navy base site was purchased by the Town for recreational purposes in 1980 for \$525,000. The original Reuse Committee considered in 1980 the following uses: one acre for wind monitoring, community service, apartment conversion, educational uses, recreation, wind energy generation, leasing the social hall to the VFW, facility for Nantucket Island School of Design and the Arts. Other recommended activities included the demolition derby, go cart races, tennis, indoor court games, bathrooms, concessions, storage, and emergency vehicular access to the beach. In 1981, the VFW signed a five-year lease with the town to use the former social building and a surrounding 3-acre parcel. In 1983, this lease was extended to twenty years. In 1985, 15 acres of the property were transferred to the Nantucket Housing Authority. In 1987 the Nantucket Police Department contracted an architect to review the condition of the Personnel Building and assess the feasibility of renovating the building as a Department Dormitory Housing Facility. The cost of renovation was estimated at \$2,153,851. The dormitory proposal was never acted upon. Also in 1987, efforts were begun to clean up hazardous waste on the property, including underground storage tanks, disposal of liquid waste and PCB's in transformers.

In 1992, Town Meeting approved a five-year lease of the property to the Park and Recreation Commission. The Park and Recreation Commission has undertaken general site maintenance and the construction of a softball field. They are also responsible for approving special events on the property, such as the County Fair and Demolition Derby. For events larger than 200 people, groups must also obtain a special permit from the Board of Selectmen. (The Summer Carnival is sponsored by the VFW and occurs on their property adjacent to their building). Overflow parking for 200-300 cars occurs on the adjacent Housing Authority Parcel. Discussions are underway with the federal government to fund the removal of the Terminal Building now in danger of collapsing on the eroding coastal bank.

C. Existing Conditions Analysis

The following description of existing conditions is based upon documentation provided by the NP&EDC, information shared by local professionals and Tom Nevers residents, and on-site investigations by the consultant (Figures 3 and 4).

1. Coastal Resources:

Two coastal resources exist within the property and fall under the jurisdiction of the Nantucket Conservation Commission:

Beach: The project site includes 1040 ft. of shoreline. Because the beach is quite narrow and the shoreline drops off quickly, the area has limitations as a swimming beach. Still it is popular for sunbathing and wading at the water's edge. Fishermen access the beach east of the VFW parking area or west of the site.

Coastal Bank: Rising 10-25' above the beach is a coastal bank which has been subject to continual erosion. The current erosion rate is 2-4 feet per year, although erosion is episodic and more erosion can take place one year than the next. The erosion of the coastal bank places the Terminal Building in immediate danger of toppling over the bank onto the beach below (See interview with Wes Tiffney, Appendix A, for additional information about the beach and coastal bank).

2. Vegetation

The predominant vegetation on-site is native grasses, maintained by seasonal mowing. Vegetation native to the moors surrounds the site, with the exception of areas of the Housing Authority parcel which have been disturbed by mowing. An endangered plant species, broom crowberry, grows over the northern portion of the Housing Authority parcel.

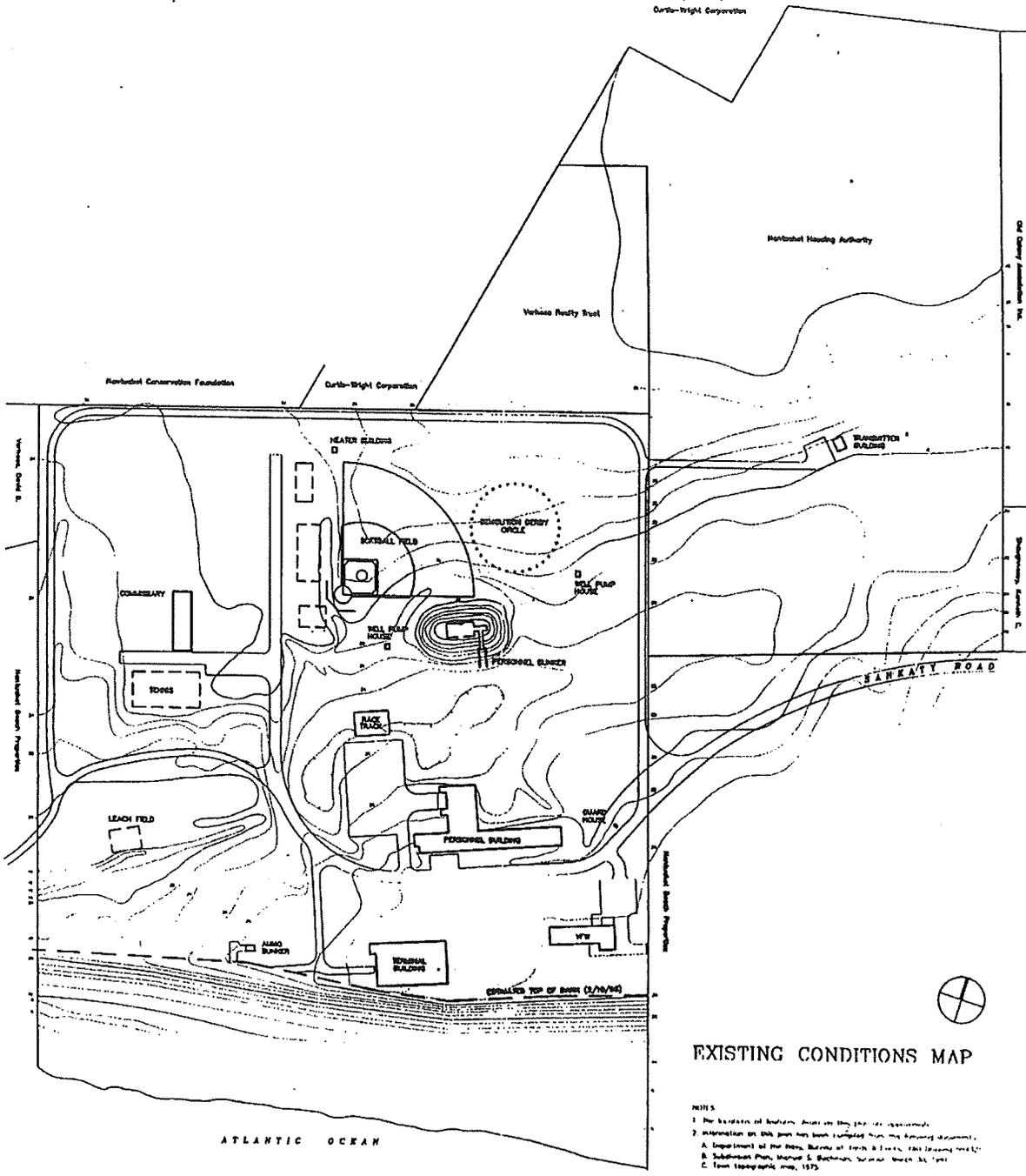
3. Soils, Topography, and Microclimate

The soils are classified as an Evesboro Sand which poses no limitations for the construction of buildings or roads, or for the installation of septic leaching fields. With the exception of the precipitous coastal bank, the topography is flat to moderately sloping. A broad flat area exists in the northwest quadrant of the site, while a swale cuts diagonally through the site, northeast to southwest. The personnel bunker, a circular mound, is a prominent feature on the site. Summer winds are from the southwest; winter storms from the northeast. The wind combined with the dense fog pose problems for outdoor uses of the site.

4. Structures

The landscape of the site is dominated by structures remaining from the military facility. They include:

Terminal Building: 9,000 SF concrete block structure, abandoned, vandalized, within 2 ft. of the coastal bank.



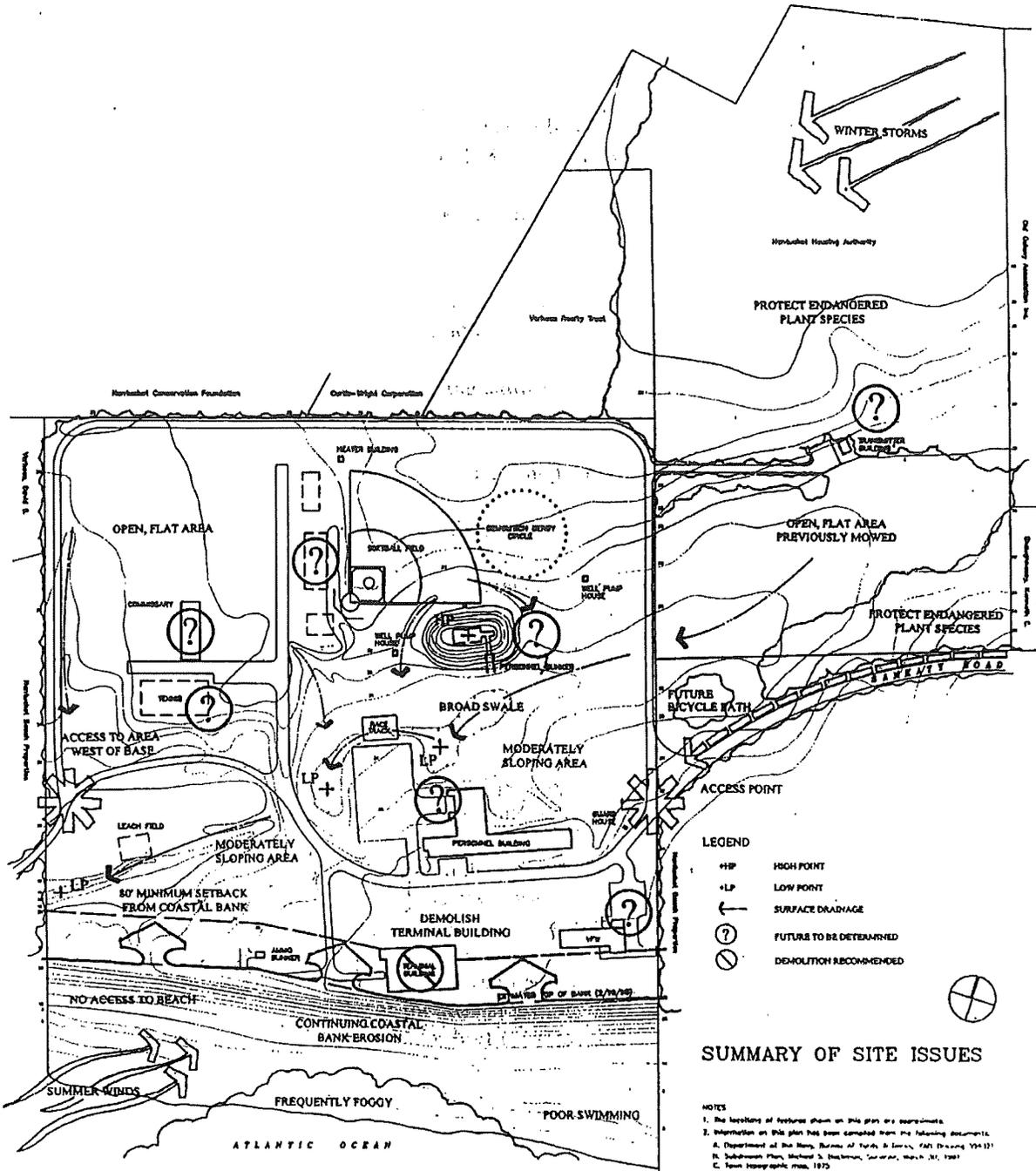
Tom Nevers Former Navy Base Reuse Plan Nantucket, Massachusetts

NANTUCKET PLANNING & ECONOMIC DEVELOPMENT COMMISSION

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HORIUCHI & SOLIEN LANDSCAPE ARCHITECTS

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Figure 3



Tom Nevers Former Navy Base Reuse Plan Nantucket, Massachusetts

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Figure 4

Personnel Building: 12,000 SF concrete block structure, abandoned, vandalized. Estimated cost of renovation in 1987 was over \$2.1M.

VFW Building: 4,000 SF brick structure. Leased to VFW. Good condition but 80 ft. from the coastal bank.

Commissary: 3,000 SF wood frame structure. Fair condition and used for storage by the Park and Recreation Commission.

Accessory Structures: Slabs, foundations, well buildings, gates, ammo bunker, personnel bunker, septic leaching field, tennis court. All in poor condition.

Pavements: Roads and parking areas in poor condition.

Other facilities: New softball field, demolition derby circle, and remote control car track.

Utilities: No public water or sewerage. There are two well buildings, one of which is operational; the second will require installation of a submersible pump. There are overhead wire utilities to the VFW building.

5. Circulation

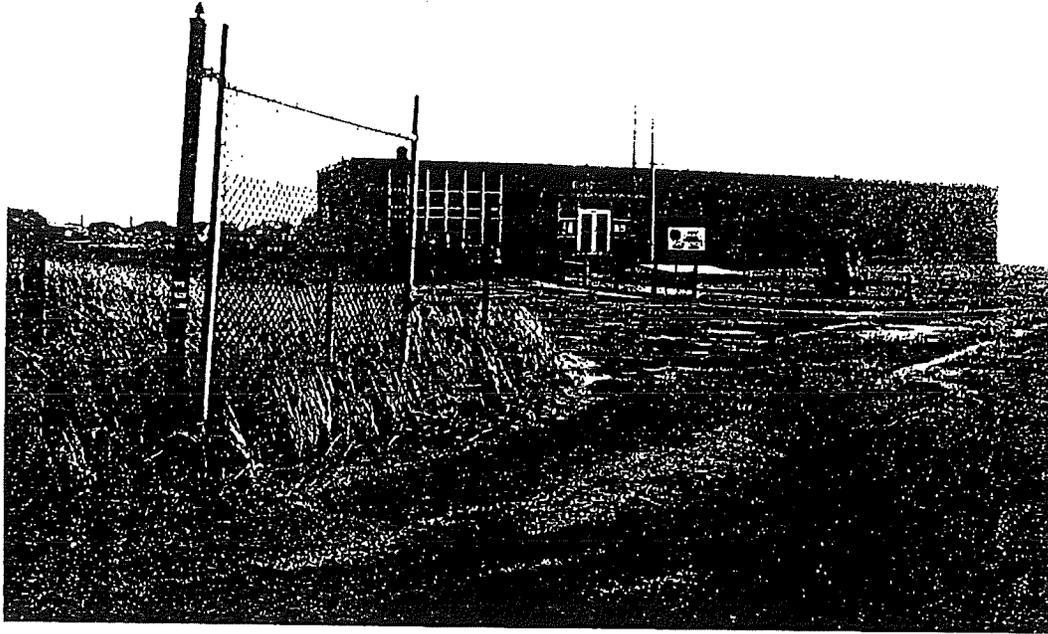
The property lies at the western end of Tom Nevers Road. A narrow gravel road, partially paved and in poor condition, continues along the perimeter of the property and connects to a private road to the west. The gravel road lies within the boundaries of the property.

The existing circulation system within the property has been adapted from the military base layout. When used as a military base, there was an extensive paved road and path system providing access to the many structures on the property. Many of these roads have been removed along with the buildings they serviced, while others are in poor condition. A paved section of road extends from Tom Nevers Road into the property providing access to the VFW Building and to a parking lot on the west side of the Personnel Building. For many years people used this road and a gravel road as a short-cut through the property to the west. The Park and Recreation Commission recently blocked off this access for safety reasons.

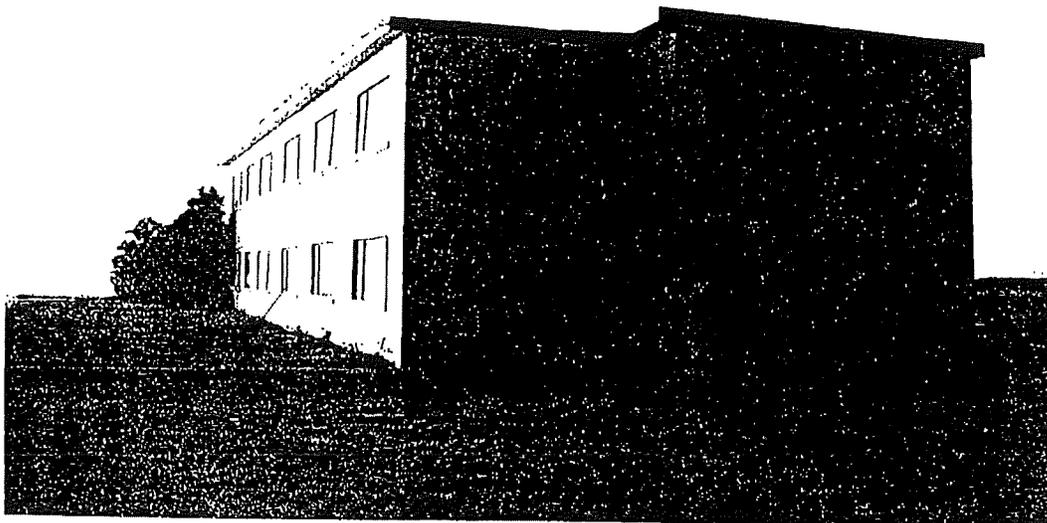
D. Public Forum I

Attendees of Public Forum I were asked to comment on the site inventory and analysis completed prior to the forum. Following is a list of comments by the public and responses by the Committee (in italics):

- The shoreline is a popular location for local fishermen. Seals and whales frequent this area and are often seen from the shore.
- Access to the beach occurs at the VFW location and on private property to the west of the site.
- Wind and fog present problems for recreational use of the property.
Although there may be other areas on the island where micro-climate is less a factor, this is still an excellent site to address the local recreational needs of Tom Nevers residents.



The VFW Post from the site entry point.



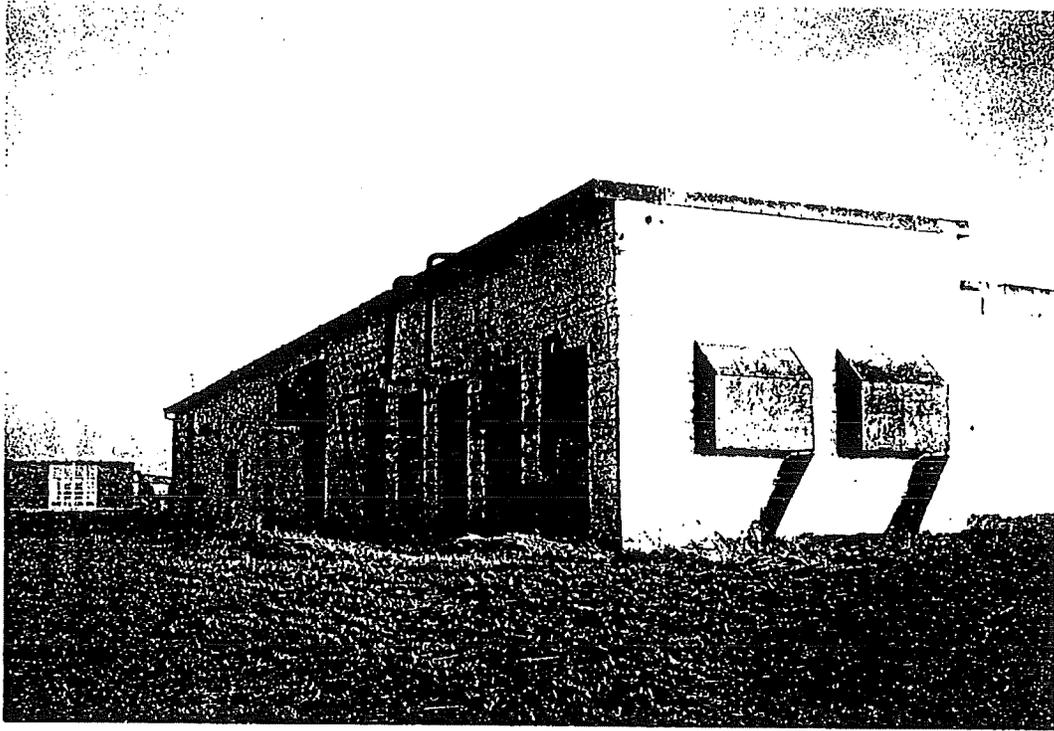
The east and south elevations of the Personnel Building.



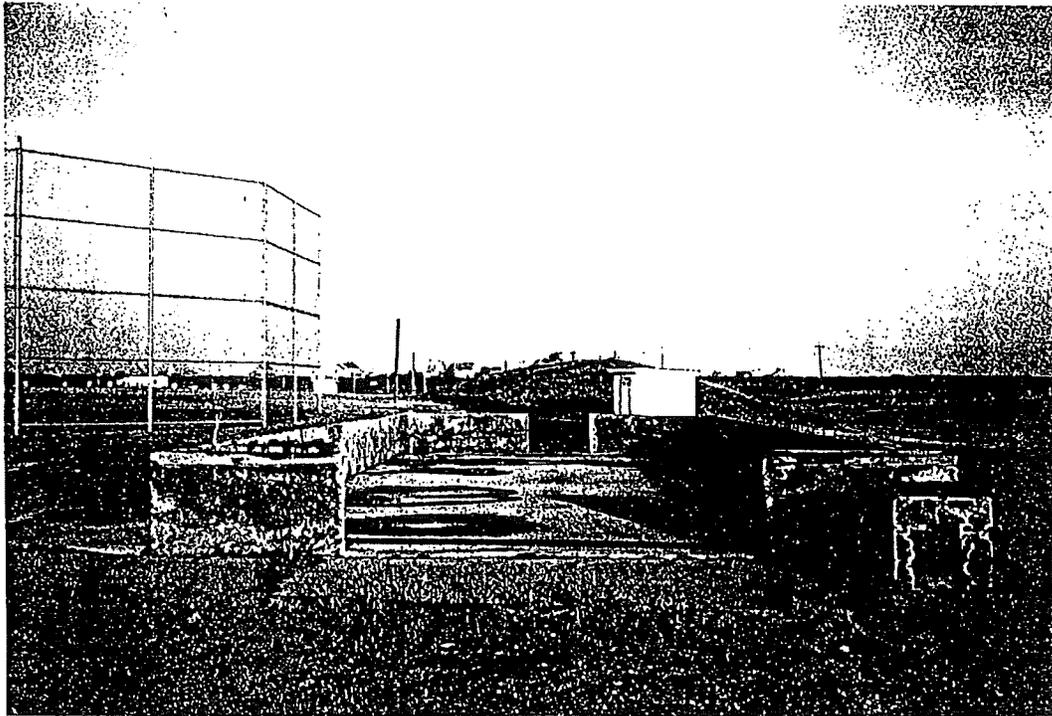
The east elevation of the Personnel Building.



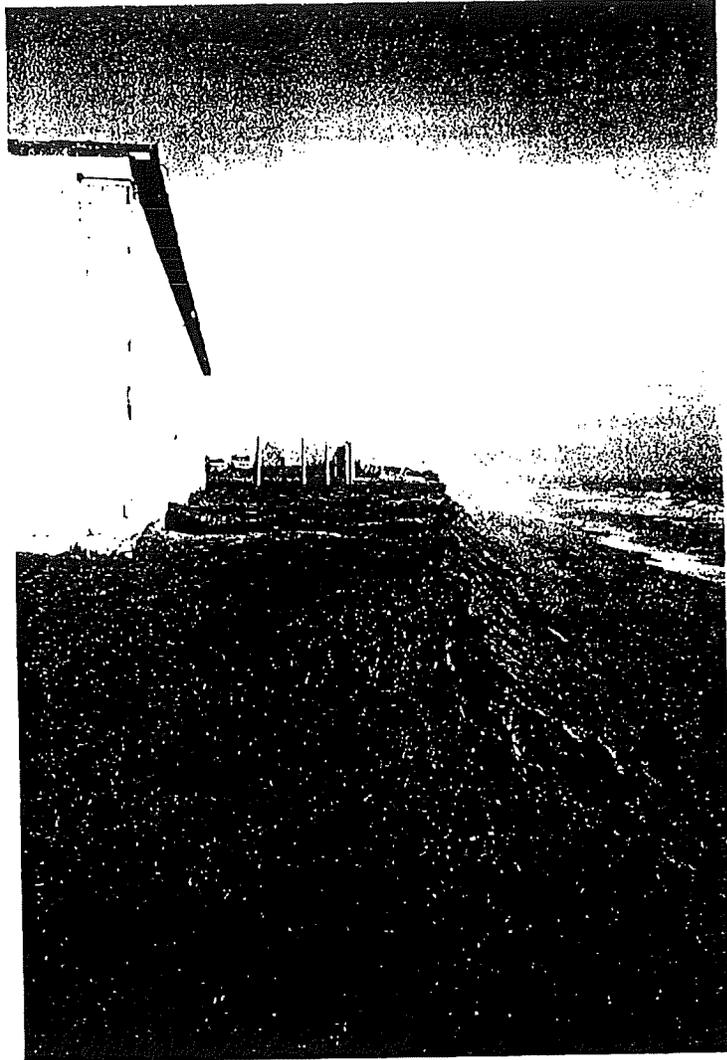
The landscape northwest of the Personnel Building, including the Commissary Building and the new softball field.



The north elevation of the Personnel Building.



Foundations remaining west of the new softball diamond.



The coastal bank at the foot of the Terminal Building in March, 1995. More than 24" of erosion occurred during the four-month process of completing this study.

III. LAND USE PROGRAMMING

A. Land Use Preference Survey

As a means to determine the public's preferences for the future use of the site, a survey was prepared by the consultant and the NP&EDC staff. This survey included a list of 40 possible future uses of the property which had been recommended by Town officials and residents. Attendees of Public Forum I were asked to recommend potential future uses to be added to the survey. Active and passive recreational uses predominated, but possibilities discussed also included "public facilities", such as a shuttle bus stop, wind power generation facilities, and a contract post office.

Pedestrian access to beach should be provided near VFW by way of an aluminum stair. No beach access should be provided for vehicles on site.

B. Survey Results

The results of the survey indicate that most Town residents favor recreational use of the property and demolition of all existing structures. Recreational activity areas and related support facilities are the most favored uses for the property. Among the most strongly favored recreational uses were the County Fair, Summer Carnival, and pedestrian use of the beach--activities which entertain the interests of residents Island-wide. Other strongly favored recreational uses include picnic areas, playgrounds, outdoor performance areas, demolition derby, and playfields and courts, such as softball, basketball, soccer, horseshoe/boccie, and tennis. Respondents also clearly indicated the need for support facilities or systems, including parking areas, restrooms, extension of the bicycle path and a shuttle bus stop.

Survey respondents also clearly favor the removal of the personnel building, personnel bunker, and commissary. There is moderate support for the removal of all remnants of the Navy Base, and relocation of the VFW on-site at a point in time when coastal bank erosion requires the abandonment of the existing VFW building.

Respondents supported the creation of a village green and the concept of a significant open space identified with the Tom Nevers neighborhood. There was, however, moderate opposition to commercial uses on the property (mom-and-pop store, contract post office, restaurants, interpretive center, cafe).

Although residents and non-residents of Tom Nevers generally agree on the future use of the property, there are a few subtle differences in their opinions. Tom Nevers residents more strongly favor the use of the site for active recreation, such as ballfields and play courts. Neighborhood residents also more strongly advocate the demolition of the existing structures and the development of the bicycle path extension and shuttle bus stop. The use of the property for sewage treatment and wind energy generation facilities is strongly opposed by all respondents.

C. Recommended Site Development Program

Based upon the results of the Survey of Land Use Preferences, it was determined that the following site development program would be explored in two Alternative Conceptual Plans:

1. For the purpose of the master plan, assume that all remnants of the former Navy Base will eventually be demolished, including buildings, roads, and accessory structures. A

phasing strategy can be developed that prescribes interim uses for existing structures where appropriate.

2. The site will be planned for land uses which were moderately or strongly favored by the average score of all survey respondents (see Appendix D), including the following activities or facilities:

Fishing	Summer carnival	County Fair
Picnicking	Pedestrian beach access	Parking
Stairs to the beach	Restrooms	Playground/tot lot
Demolition derby	Bike path extension	Outdoor performances
Softball	Basketball	Outdoor social events
Open space	Soccer	Horseshoe/boccie
Tennis	Remote control cars	Amphitheater
Shuttle bus stop	Village green	Play court illumination
Summer camp	Multi-use building	Antique car site

3. A future location for the VFW Post will be included in the master plan.

IV. ALTERNATIVE CONCEPTUAL PLANS

A. Common Characteristics

Two Alternative Conceptual Plans were prepared based upon the site development program to initiate discussions on future uses of the property. Although the Alternative Conceptual Plans are distinct in many ways, they share several characteristics that respond to site factors specific to the Navy Base site.

1. Proposed structures and active play areas are located well back from the top of the eroding coastal bank. Passive open space uses, such as picnicking, are recommended for the area nearest the top of the bank.
2. Access is provided through the site to the neighborhood to the west. The Alternative Conceptual Plans illustrate different means of providing this access.
3. The existing softball diamond is preserved.
4. Activity areas are sited and designed so that they may serve multiple uses.
5. Site security is addressed by centrally locating the future VFW facility. Through both its location on the site and its year-round presence, the VFW serves an important security role on the property.
6. The extension of the bike path from Milestone Road to the site is very important if extensive recreational facilities are developed at the Base site.

Following is a description of each Alternative Conceptual Plan and a summary of comments made by attendees of Public Forum II.

B. Conceptual Site Plan A

In Conceptual Site Plan A (Figure 6), the village center is at the terminus of Tom Nevers Road. Access to neighborhoods west of the site is provided by means of the existing perimeter road. A new VFW building, multi-purpose building, and bus stop are located on the village green.

The northern 1/3 of the site is dedicated to active recreational facilities. The picnic/restroom shelter, tot lot, and play courts (tennis, basketball, bocce, and horseshoe) form a central active play area. Softball diamonds--one existing and the other proposed--flank this core area to the east and west. A soccer field and County Fair staging area is located in the north east corner of the site. Significant regrading of this area will be required to create a relatively flat play area for soccer. Gravel parking areas are provided between the village center and the active play areas.

The area nearest to the bank is dedicated to passive recreational uses. Outdoor performances may be staged in a natural amphitheater in the southwest corner of the site. This area may also facilitate the Demolition Derby each year. A picnic shelter is located near the amphitheater where it will provide shade and open views of the Atlantic Ocean. Both the picnic shelter and proposed aluminum stairs to the beach should be designed to be relocated when coastal bank erosion requires it.

C. Conceptual Site Plan B

In Conceptual Site Plan B (Figure 7), the village center is located along an extension of Tom Nevers Road through the site to neighborhoods west of the site. A new VFW building, a multi-purpose building, and bus stop are located north of a "village green". Gravel and field parking areas are situated to the rear of these facilities where they can serve both the public facilities and recreational areas.

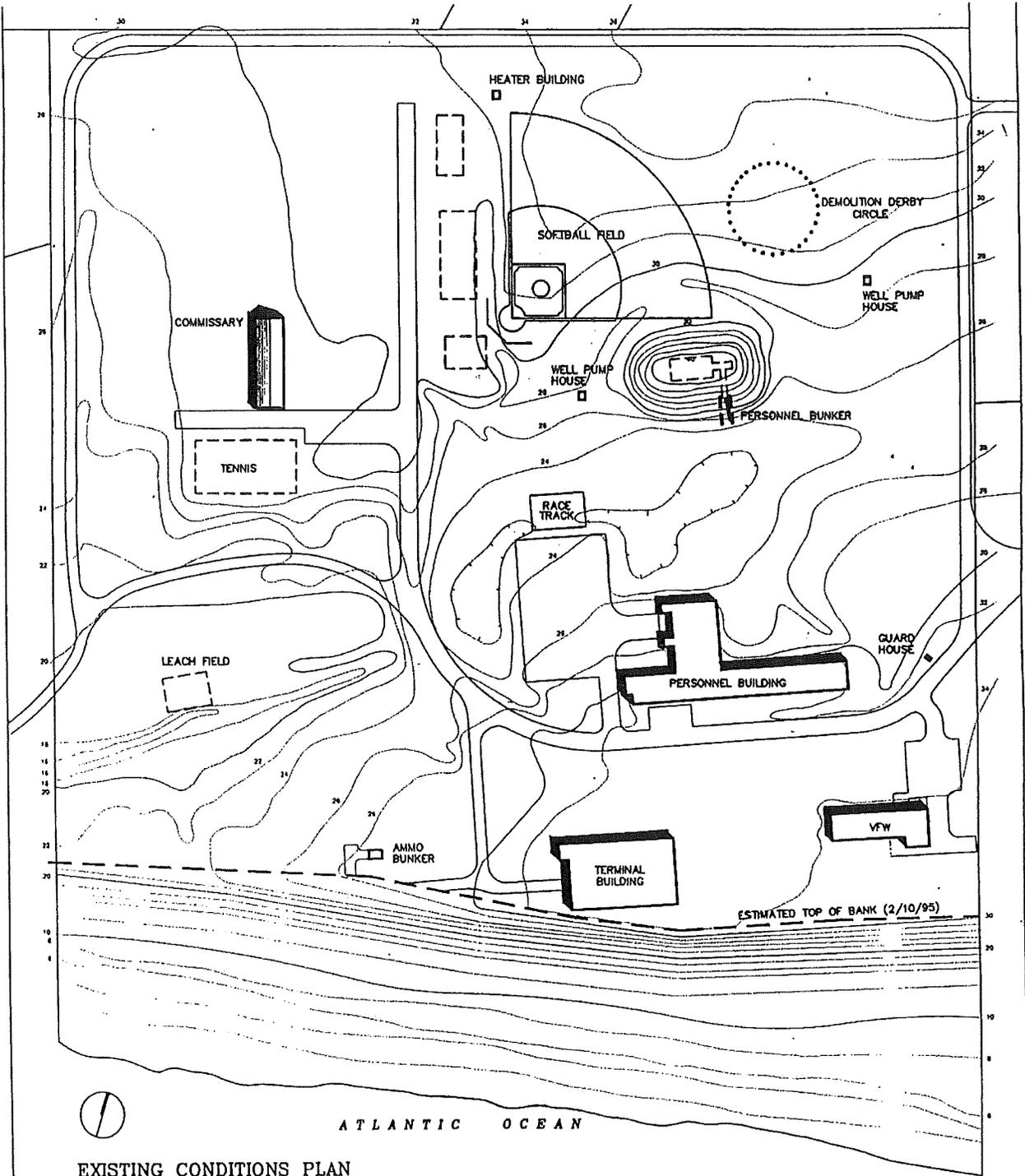
The northern one-third of the site is again dedicated to active recreation. A picnic/restroom shelter is centrally located west of the existing softball diamond, and near a tot play area and bocce/horseshoe courts. A multi-use area across the access drive from the shelter will facilitate soccer, the County Fair and Summer Carnival. Tennis and basketball courts are located to the south of the multi-purpose area, while the Demolition Derby area and remote control car track are located in the northeast corner.

The Tom Nevers Road extension provides a clear division between a zone of passive open space to the south and active recreation areas and public facilities areas to the north. The open space area will facilitate sightseeing, picnicking, and access to the beach via an aluminum stair.

D. Public Forum II

Attendees of Public Forum II were asked to comment on the Alternative Concept Plans as well as the site inventory and analysis completed prior to the forum. Following is a list of comments by the public and responses by the Committee in italics:

- Combine the future VFW Post and the multi-purpose building.
The two uses were kept separate to allow for program flexibility. The VFW has historically maintained a "stand-alone" facility on the property where neighborhood events have been accommodated. The VFW also sponsors fund-raising events and rents out the facility. Whether these VFW activities can be combined in the town-owned multi-purpose building will depend on the specific program of the multi-purpose building.



EXISTING CONDITIONS PLAN
 May 23, 1995

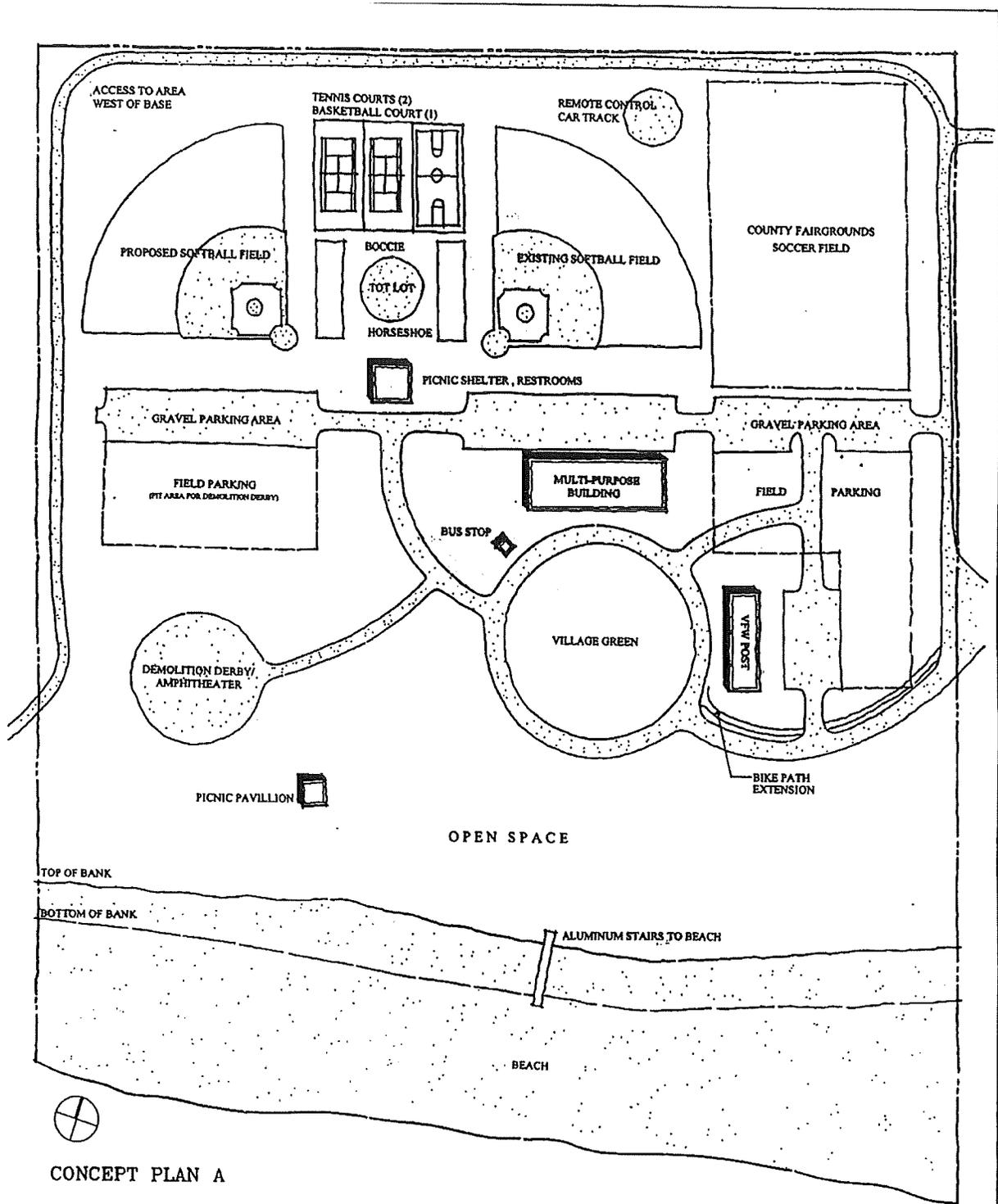
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Figure 5



CONCEPT PLAN A



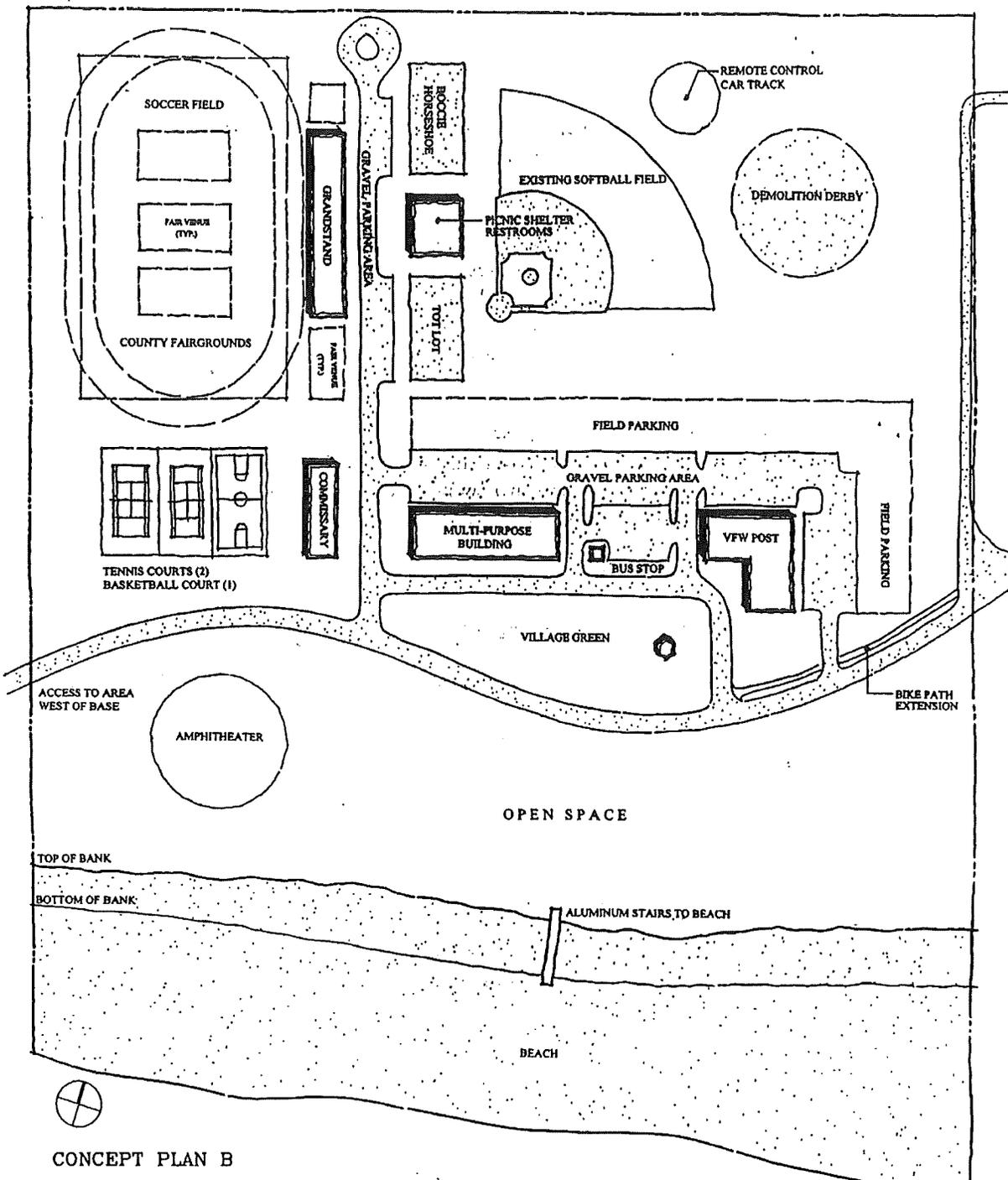
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Figure 6



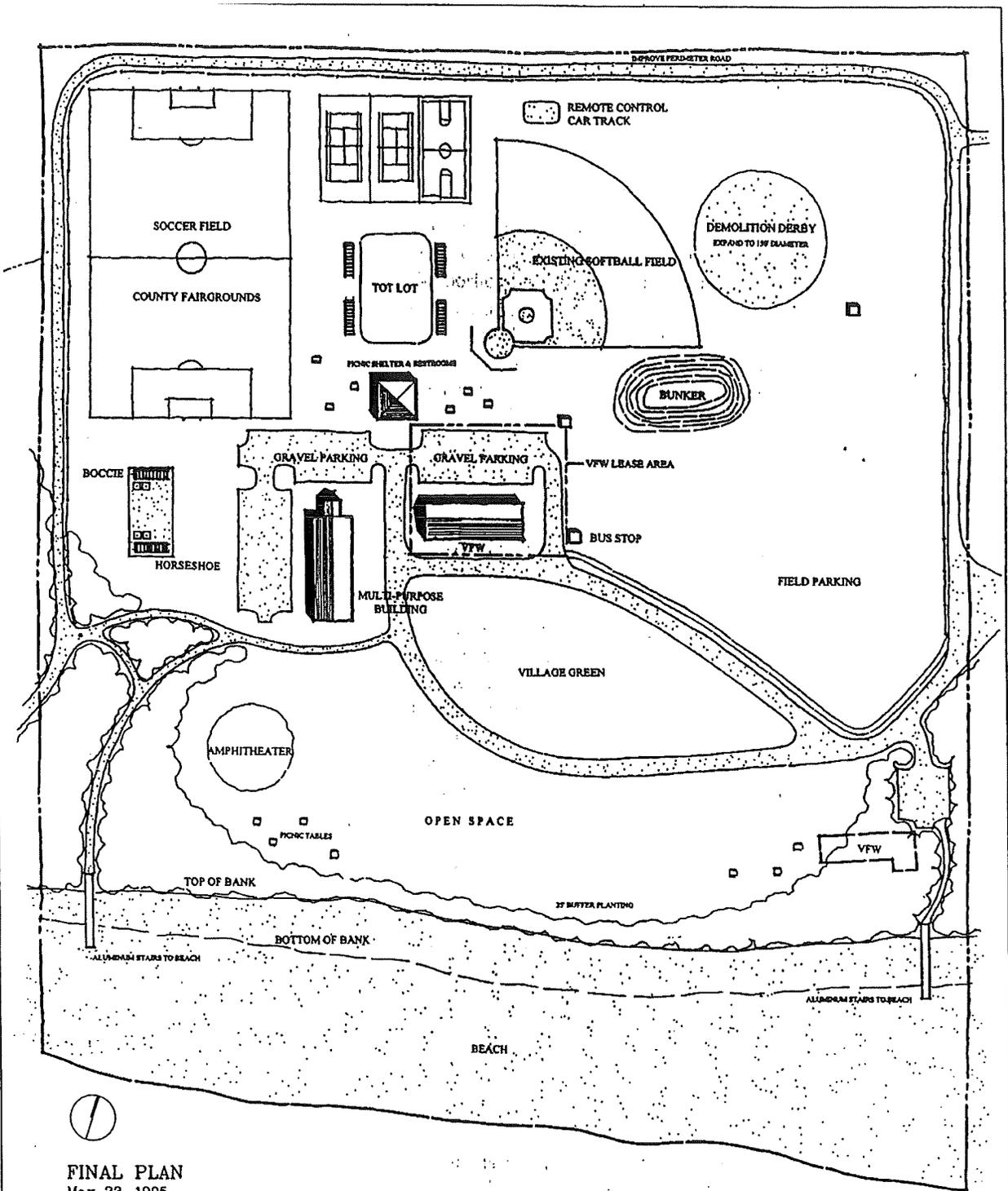
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Figure 7



FINAL PLAN
 May 23, 1995

Tom Nevers Former Navy Base Reuse Plan Nantucket, Massachusetts

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Figure 8

- Renovate the Personnel Terminal Building to house temporary and seasonal workers.
The cost of renovating these buildings for habitation, estimated at over \$2 million in 1987, is too high. This location is also too close to the coastal bank.
- Provide a go-cart track on the site. (Proponents submitted a petition including 150 signatures of people who support the development of a go-cart track.)
The go-cart track ranked low on the Land Use Preference Survey conducted at Public Forum II (See Appendix B), and was therefore not among the land uses considered. The Committee also discussed liability issues which may arise from a go-cart track on public property, and the potential conflict between go-cart noise and passive recreational activities on the site.
- Provide two aluminum stairways--one at VFW, the second in the southwest corner of the site. Consider handicapped access to the beach. Provide parking near the stairways.
Two stairs were incorporated into the plan. One of these could be a handicapped ramp. However, because of the height of the coastal bank, a ramp may not be feasible.
- Route the road along the perimeter of the property to provide access to the west and discourage traffic through the property.
The road through the property is eliminated; perimeter road maintained.
- Do not overbuild the site. Too many people will be attracted to the site and the property will lose its connection to its surroundings. Link the site to surrounding properties by way of pedestrian paths, and provide a bike path connection to the path along Milestone Road.
Removal of the military buildings and general clean-up of the site will create open space which relates better to the surrounding neighborhood. A substantial amount of the property along the coastal bank will be dedicated to passive recreational uses.
- Move buildings as far back as possible to avoid future impact of coastal erosion.
The flattest portion of the site is the northern third of the property. The recreational fields have been located here to reduce the initial site development costs. The proposed buildings which are view as long-term projects are centrally located and easily accessible from the entire property. These buildings will be wood-frame structures which can be moved if necessary.

V. FINAL PLAN & IMPLEMENTATION

A. Description of Final Plan

The Final Plan incorporates recommended revisions by Committee members and participants at Public Forum #2 (Figure 8). Alternative Concept Plans A & B were modified into a single plan as follows:

1. Existing buildings:

Existing buildings (Personnel Building, T Building, and Commissary) will be demolished, with the exception of the VFW which shall remain until erosion of the coastal bank requires a new facility.

2. Proposed buildings:

Two new buildings will be located around the proposed village green: an 8,000 SF multi-purpose building and a 5,000 SF VFW building. The multi-purpose building will house activities such as neighborhood meetings, indoor components of the County Fair, indoor play courts, summer day camp, and school field trips. In addition, a portion of the building, perhaps built as a first phase, will provide storage facilities for the Park and Recreation Commission. There was much discussion at the Public Forums about the possibility of combining the VFW and a multi-use area in a single building. This possibility should be further explored when the programs for each use are better understood.

3. Roads and parking:

A new gravel entry road will surround the village green and provide access to the multi-purpose building and VFW. Where possible, the new road will follow the layout of the existing road to save on construction costs. Parking for the buildings and the recreational facilities will be shared in gravel parking areas behind the buildings. Field parking for 200 cars will be provided in the eastern portion of the property. Although there will be no direct connection through the site to the west side of the property, the existing perimeter road will be maintained to provide access for local residents around the site. The perimeter road will be expanded to a width of 16', but shall remain a gravel road. A split rail wood fence will enclose the perimeter. The existing VFW parking area will be maintained for parking along the top of the bank and to provide access to the proposed beach stairs.

4. Recreation facilities:

All recreation facilities are concentrated in the northern portion of the property, including the existing softball diamond, soccer field, 2 tennis and 1 basketball court, totlot, and horseshoe and boccie pits. A picnic shelter with handicapped accessible restrooms is centrally located between the soccer and softball fields. Access to the beach for walking, sunbathing, and fishing is provided through two sets of portable aluminum stairs located at the eastern and western ends of the bank.

5. Open space and village green:

In addition to active recreational uses of the property, passive uses are encouraged. A village green will take the place of the existing Personnel Building and large asphalt parking area. Removal of the Personnel and T Buildings will allow expansive views of the ocean from most of the site. The entire area between the entry road and the coastal bank is dedicated to open space for walking and picnicking. A 25' buffer of native vegetation will be established at the top of the bank in response to Conservation Commission concerns as well as to discourage visitors from walking too close to the bank.

5. Special events:

The demolition derby ring will remain in the same area of the property, but will be expanded to a 150' diameter. The pit area will remain in the swale. The Personnel Bunker will continue to serve as an elevated viewing area for the derby. The proposed soccer field will be the permanent site for the County Fair. Additional fair venues can be accommodated on play courts and field areas. Parking for special events will occur in the open field areas within the property.

B. Implementation

1. Construction costs:

A preliminary cost estimate for implementation of the Final Plan was prepared, using market standards and information provided by the Park and Recreation Commission from similar projects. The cost estimate was divided into three components: New Recreational facilities, Demolition, and New Buildings:

New Recreational Facilities

Soccer field	\$	15,000
Demo derby, expand to 150' dia. (10,000SF @ .75/sf)	\$	7,500
Picnic shelter with restrooms	\$	40,000
Portable aluminum stairs to beach (2)	\$	20,000
Gravel parking (25,000 sf@\$1/sf)	\$	25,000
Gravel roads, 16' width (28,000 sf@\$1/sf)	\$	28,000
Bocce, horseshoe pit	\$	5,000
Tot lot	\$	25,000
Basketball court	\$	15,000
2 tennis courts	\$	30,000
Split rail fence around perimeter (2,800 lf @ \$5/lf)	\$	14,000
Perimeter road improvement, 16' width (36,000sf @ \$.75/sf):	\$	27,000
Buffer planting (25' width at top of bank)	\$	20,000
Amphitheater	\$	10,000
Grading	\$	36,000
Loam and seed disturbed areas (5 acres @ .25/sf)	\$	54,450
Miscellaneous (walks, planting, picnic tables, benches)	\$	25,000
Subtotal:	\$	396,950

Demolition

T Building	\$	70,000
Personnel Building	\$	100,000
Miscellaneous (walks, pavements, etc.)	\$	25,000
Subtotal:	\$	200,000

New buildings:

Multi-purpose building (8,000 sf@ \$150/sf)	\$	1,200,000
VFW building (5,000 sf @ \$150/sf)	\$	750,000
Subtotal:	\$	1,950,000

2. Phasing:

Many of the proposed recreational facilities can be implemented in the near future. Facilities such as the soccer field, demo derby expansion, play courts, and tot lot are located in the northern portion of the property which will not require major grading or demolition. Infrastructure such as entry roads, parking, and restroom facilities can also be phased as needed or as funding becomes available. The demolition of existing buildings represents a major capital expense and funding for this work has been difficult to obtain. Although immediate removal of the buildings is highly desired by the community, demolition activities should not delay implementation of the recreational facilities. Because of their substantial cost and the fact that they may not be needed for many years, the multi-purpose building and VFW building will be long-range components of the project. The success of the proposed plan, however, does not depend on these buildings, and a substantial portion of the project can be implemented without them.

3. Stewardship

The VFW and Park and Recreation Commission should retain authority of the property. The VFW will continue their current lease agreement with the Town, until a new facility is necessary. The Final Plan indicates the boundaries of a proposed parcel which can be leased to the VFW.

It is recommended that the Parks & Recreation Commission should be assigned long-term management authority of the remainder of the property through a long-term lease agreement with the Town. The lease agreement should include the conditions that the property be developed in accordance with the Final Plan (Figure 8); and that provisions will be made to guarantee sites each year for the County Fair, Demolition Derby, the VFW's Summer Carnival, and special events as directed by the Board of Selectmen.

Although the Final Plan represents a vision for the property developed through three Public Forums, the Parks & Recreation Commission may occasionally see the need to revise the Final Plan. It is important that the lease agreement clearly outline the process through which recommended changes may be heard in a public forum. In order to establish a process through which plan changes can be publicly considered, The Study Committee recommends that the Final Plan be submitted to the Planning Board with an application for a special permit as a Major Commercial Development (MCD) prior to, or contemporaneous with, the creation of the lease agreement. MCD regulations require that any changes to the plan, once the special permit has been granted, will require modification of the special permit or issuance of a new special permit by the Planning Board subject to the procedural and substantive requirements of Sections 139-11 and 139-30 of the Zoning Bylaws. The Study Committee requests that, in granting the Special Permit, the Planning Board impose the condition that the Parks & Recreation Commission directly notify the Tom Nevers Association of any application for a special permit modification no less than two weeks prior to the date of the hearing.

When the special permit as a Major Commercial Development has been received and a lease of the property to the Park & Recreation Commission has been agreed to in terms,

the Selectmen are expected to submit a warrant article to Town Meeting requesting the authority to execute the lease agreement with the Parks & Recreation Commission.

4. Funding

The Final Plan represents an ambitious financial undertaking and will require a long-range plan for implementation, with funding likely to come from a variety of sources. The Park & Recreation Commission can direct some of its annual budget towards improvements on the property, but this funding is limited to small projects. Town funding for major projects will require town meeting approval. Major funding sources could also include grants at the state and federal level, including Land and Water Conservation Fund and the state Self-Help program. In addition, efforts should continue to obtain funding for demolition of the existing military buildings from the federal government. Private donations which have funded early clean-up activities on the site should also be sought.

C. Public Forum III

Attendees of Public Forum III were asked to comment on the Final Plan and Implementation Strategies. Following is a list of comments by the public and Committee responses (in italics).

- Locate buildings as far away from the coastal bank as possible.
The flattest portion of the site is the northern third of the property. The recreational fields have been located here to reduce the initial site development costs. The proposed buildings which are view as long-term projects are centrally located and easily accessible from the entire property. These buildings will be wood-frame structures which can be moved if necessary.
- Provide more year-round activities, not just facilities oriented towards the interests of summer residents and tourists, including an indoor skating rink and/or a go-cart track.
The indoor skating ring use ranked low on the Land Use Preference Survey conducted at Public Forum II (See Appendix D) and was not considered in the site program. The Committee also expressed concern that such an expensive facility would not be appropriate on an erosion-prone site. The go-cart track also ranked low on the Land Use Preference Survey conducted at Public Forum II (See Appendix D), and was therefore not among the land uses considered. The Committee also discussed liability issues which may arise from a go-cart track on public property, and the potential conflict between go-cart noise and passive recreational activities on the site.
- Explore feasibility of locating a temporary crushing plant on-site during demolition, and using the material for fill on the property.
Committee supports all efforts to reduce both the cost of demolition and filling.
- Develop a process for future amendments to the Final Plan.
The Committee agrees that a process for consideration of additions or revisions to the plan needs to be developed and recommends use of the procedures for a special permit as a Major Commercial Development as a means of modifying the plans through a public process.

VI. CONCLUSION

The study represents the culmination of four months of planning and design work focused on the future of a valuable town resource. With the Tom Nevers Property, the Nantucket community has an extraordinary opportunity to maintain public access to its oceanfront, and provide for both the year-round and seasonal populations of the island. Although there has been debate throughout the planning process on the specific components of the plan, the Nantucket community agreed on three major issues:

- *Clean up the property:*
Long underutilized, the property has suffered from the continued deterioration of vacant military buildings. The T Building is poorly sited and the Personnel Building can be used only after costly renovations. Removal of these buildings alone, would represent a significant improvement in the property, creating open space and providing expansive views of the ocean.
- *Provide recreational open space:*
The property should retain a recreational focus under the long-term jurisdiction of the Park and Recreation Commission. Alternative uses such as wind generation, commercial uses, sewage treatment facility, and housing were not favored. The site, however, should not be overdeveloped and ample open space should be provided for passive recreational uses.
- *Maintain town control:*
Because so much of the island's oceanfront is privately owned or protected, town control of the property is essential. There need to be places on the island where Nantucketers will always have unlimited access to the waterfront. Special events such as the County Fair, Summer Carnival, and Demolition Derby should be encouraged along with the everyday activities such as fishing, walking along the beach, or watching a sunset. Under the proposed plan the Tom Nevers property is designed to accommodate these traditional activities which distinguish life on the island.

As a final note, the Committee recommends that the time has come to reshape the public image and use of the former Navy base by renaming the property. The property is deserving of a title indicative of its present and future use as a place for enjoyment of recreation and nature; and for the gathering of Nantucketers and their guests for celebration of this Island of unique culture and beauty.

APPENDIX A
Interview Summaries

Interview Notes

HSLA interviewed town officials, interest groups, and residents about their concerns on the future use of the former base site.

Dan Kelliher (Nantucket Angler's Club)

Fishermen access the beach from cuts located on the east and west side of the property. If they fish from the east, they park in the VFW lot; from the west they park along the road. They currently drive through the property to get to the western area. His primary concern is that access to the beach be maintained from these two areas. Fishing season is May-October for shark, striped bass, and bluefish. He does not consider this to be a prime fishing area. The most fishermen he has seen there is 12-15 at a time.

Bruce Watts (Chief, Nantucket Fire Department)

The base was not turned over to the town in an operational condition. Nantucket Electric disconnected the power (to reduce fire hazard), all of the hydrants were shut off, and the water tower was eventually demolished. The explosives (4, 6, 8" shells) which have been located on the site date back to World War II target practice. Most were removed from the property when the base was built. However, they continue to be found on adjacent parcels. The Fire Department has been responsible for destroying any explosives which have been found. He suggests that many did not explode originally because the sandy soils did not create enough impact. Before any grading is done on the property, he recommends infra-red photography to locate any remaining explosives, and that contractors use extreme care with heavy equipment. Hazardous waste (PCB's from the transformers, fuel tanks) has been removed by Clean Harbors. He would not be surprised however, if there were a few remaining fuel tanks. He has requested that space be set aside at the property for a Department drill field, but recognizes that these activities (smoke house, fuel tank fires), are not compatible with recreational uses.

Linda S. Holland (Nantucket Land Council, Chairman of the first Re-use Committee)

She chaired the original committee which studied the use of the property in the early 1980's. At that time, everybody viewed it as a Town park. She recommends that the recreation area should be flexible to accommodate a range of current and future uses. She is excited about the revival of the county fair, and would like to see it facilitated on the site. The same facilities may also provide venues for concerts. She would like to see the Town reacquire the Housing Authority site, but would like to see nothing done on the property that would have an adverse impact on the endangered species.

Dawn Darbey-Dugan (Nantucket Land Bank Commission, Director)

She sees the property as an opportunity to accommodate active recreational uses which are not allowed or appropriate on Land Bank property. She prefers to see recreational facilities developed rather than any restoration of the native landscape. She feels that the site should be cleared of the abandoned military structures. Activities she would like to see facilitated on the site include: clambakes, bonfires, skeet shooting, weddings, kite flying, model airplanes, play structures, bike paths, ballfields (baseball, softball, and soccer), a pavilion, restrooms, and a convenience store.

Wes Tiffney, Ph.D. (Director, Nantucket Field Station)

Due to a shoal 1/4-mile offshore that is attenuating from the east, the shoreline is the focus of high energy wave action. Results of this wave action include rapid erosion of the bank as waves at high tide lap at the base of the coastal bank, especially during storm events. Other characteristics of this condition include a beach profile that drops off rapidly and a pebbly beach texture. The history of shoreline

change in this area reveals continual erosion at rates of 2-4 ft. per year. Although the future cannot be predicted on the basis of historical averages, he is certain that the shoal and the site's orientation to northeastern winter storms will result in continuing retreat of the coastal bank in this area.

The continuing erosion puts the Terminal Equipment Building at immediate risk of toppling over the bank. If the building cannot be razed immediately, toxic materials and materials that will not break down on the beach should be removed before it topples. If the building is left to fall onto the beach, concrete products will revert to beach sand in a matter of time. The toppling of the building may accelerate bank erosion in the short term, but construction materials on the beach will protect the bank like a "rock promontory" for the mid term. He feels the VFW building is also vulnerable to coastal bank erosion and will need to be abandoned and/or removed at an indefinite point in the future.

Prevailing summer winds are southwesterly, and the winter storm winds are northeasterly. Winter storm winds cause the greatest erosion, but summer winds also refract, creating a wave action that also impacts the beach. Although he does not have first hand experience with the swimming conditions, he described the currents as primarily parallel to the shoreline, and not the offshore currents that typically create dangerous swimming conditions. However, he stated that the beach profile indicated high energy wave action and was not conducive to good swimming. He recommended that any proposed buildings be constructed as far from the bank as possible and be designed to be relocated in the future.

Peter Durwiddie (Massachusetts Audubon Society, Botanist)

He described the site as largely altered by construction and having no endangered plant or animal species within its boundaries. The predominant vegetation are native grasses maintained by mowing. He recommended a policy of controlling expansion or infringement of activities into undeveloped adjacent properties where native plants typical of the moors still predominate. He pointed out several protected plant species on the abutting Housing Authority property, including Broom Crowberry, Bushy Rock Rose, and Colic Root. Another species, Bird's Foot Violet, is typical of this ecosystem and is a food source for a rare butterfly. Broom Crowberry grows over the western two-thirds of the Housing Authority property, and also near Tom Nevers Road. This plant does not tolerate mowing or vehicular activity (ie., temporary parking), and several growth areas have been lost due to these activities. An approximately three acre area east of the Transmitter Building has been mowed repeatedly and is largely devoid of Broom Crowberry. He has no objection to the continued use and maintenance of this area. He recommends that the Former Navy Base be used intensively for recreation since it has already been altered, and that several requests for use of Audubon Society properties may be met at the Base site, including mountain biking, use of 4-wheel drive vehicles, and motorized dirt bikes.

Bob Beuscher and Charles Bartlett (Parks and Recreation Department)

Bob Beuscher discussed the recreational facility needs of the Town. He described the ongoing construction of two soccer and two Little League baseball fields near the airport. These fields are being constructed with the assistance of the U.S. Army under the direction of Colonel Ferrill. Col. Ferrill is also interested in obtaining U.S. Army assistance with work to be done at the former Navy Base. He also noted that the lights at the softball field in Siasconset would be removed and that the parking area, located on a Land Bank parcel, would not be available in the future. The summer schedule of 2 games per night, 2-3 nights a week, will be disrupted by the limits placed on the Siasconset field by the elimination of lights. Lights are necessary in order to play 2 games per night on one field. The need for fields may in part be satisfied by the new field at Tom Nevers base site. Neither the fields at the High School nor the Boys Club are available for use by the Parks and Recreation Department to satisfy this need. A second field at Tom Nevers may be needed in the future. He expressed concern that the frequently foggy conditions of the Tom Nevers site, coupled with the perception that it is far from the

Town center, may discourage many from using it for recreation.

There has been recent interest expressed in neighborhood playground spaces that include play structures and play courts, such as tennis or basketball courts. He is concerned about vandalism at remote neighborhood playgrounds, such as at the Tom Nevers site where there is little security. Other recreational facilities that residents have expressed interest in include boardwalks, grills, and picnic tables. He sees a great need for a multi-use recreation area that offers adult and children play areas, as well as picnic grounds (sheltered and unsheltered), cooking areas, and restrooms. Mr. Bartlett suggested that several of the existing buildings at the former Navy Base would serve as useful storage facilities for Park and Recreation Department equipment. These facilities include the Commissary, Transmission Building, and the rear of the Personnel Building, and the Personnel Bunker. Each of these buildings would need repair prior to use as storage facilities.

Mr. Beuscher recommends that the Navy Base site is a good place for "noisy activities", such as the demolition derby and the county fair. He and Mr. Bartlett recommend a great open landscape, flexibly used for a wide range of activities. Both feel an area that an amphitheater space that can be used for a variety of activities, such as the Demolition Derby, county fair and occasional performances, would be very useful.

J.T. Trafton (County Fair)

He would like to see a permanent site for the County Fair established on the property. He feels that the existing military buildings could be converted to storage facilities that the Town could lease out. He is interested in seeing the property "pay for itself" through user fees and lease agreements.

Ted Strogny (Demolition Derby, County Fair, Committee Member)

The Demolition Derby occurs once a year over two afternoons in August. The derby requires a circle 150-175' in diameter, and an open area for the pit. The County Fair requires approximately 5 acres with parking occurring on the open area of the Housing Authority parcel. Sponsors for both events request permission from the Park and Recreation Commission each year. Because these events involve more than 200 people, a special permit must also be obtained from the Board of Selectmen.

Peter Wilson (Conservation Commission, Committee Member)

Conservation Commission has jurisdiction on proposed uses that are within 100' of the coastal bank; no building is allowed within 25'; landscape maintenance (mowing) is allowed within 50'. Assuming an erosion rate estimated at 4'/year, he recommends that the study consider a new location for the VFW. Access to the beach could be provided with an aluminum stairway, that could be relocated as the bank erodes.

Timothy Madden, Arthur Desrocher, Cheryl Bartlett, Charles (Jack) Gardner, Timothy Soverino (Board of Selectmen)

The Selectmen expressed interest in applying the village center concept to Tom Nevers. Recommended elements include a post office, country store, and recreational facilities (playground and tennis courts). They also recommended that the Housing Authority relinquish the Tower Site so that it can be included with the base site.

Bruce Perry (Conservation Commission, Administrator)

He described the Conservation Commission's concerns as: 1) Protection of the coastal bank, and 2) Protection of endangered species. The Conservation Commission will require that no structure is within 25 feet of the top of the coastal bank. As a "rule of thumb", they recommend that structures be

setback a distance equal to 20 times the rate of average annual erosion. For example, if the rate is 4 ft. per year, the recommended setback is 20×4 ft., or 80 ft. The Conservation Commission would not object to the installation of an aluminum stair to the beach, as long as posts are set a minimum of 5' back from the top of the bank. A protected plant species--the Broom Crowberry--grows over much of the Housing Authority property. This plant is not so rare on Nantucket, but rare globally. Development of areas where this plant grows will require the approval of the MA Natural Heritage Program.

Peter Matthews (NP&EDC, Committee member)

He described the site as being remote to the center of town. The study should explore opportunities for the neighborhood of Tom Nevers as well as the island community in general, and address the needs of summer and year-round residents. A shuttle service from the center of town to outlying areas, including Tom Nevers, may help reduce traffic problems.

Alan Brown (Housing Authority, Committee member)

The Housing Authority controls the parcel abutting to the northeast. This property was studied as a possible site for affordable housing, but this proposal has not been pursued. Different options are being considered including sale of the property to generate revenue for affordable housing elsewhere and a "swap" with the town for comparable land closer to town. The site is currently used for overflow parking during special events (Carnival, County Fair). Because the future of the parcel has not been determined all parking should be accommodated on the project site. He feels that public access to the waterfront should be a priority. Any proposals for the property need to be financially feasible. In discussing possible commercial uses (convenience store, post office, etc.), he raised the possibility of enterprise accounts.

Renee Ceely (Housing Authority Director, Committee Chairperson, Tom Nevers Association, Member)

The neighborhood approves of recreational uses of the property, maintaining the property as public open space, and as a site for special events. The beach is not popular for swimming. Because the project must be completed by June 30, she noted that one of the shortcomings of the study is that summer residents will not be included in the public hearing process. The Committee may want to make a public presentation on the study during the summer.

Mark Avery and Pat Butler (Nantucket Historic District Commission)

The site has no historically sensitive features. However, Pat Butler recommended that any "village center" could include interpretive displays relevant to the history of the site and Tom Nevers. Potential subjects of interpretation include: Nantucket's Indian Heritage; Tom Nevers, the last Wampanoag; The Nantucket Railroad; The Tom Nevers Navy Base; Shipwrecks. As a resident of Nantucket, Ms. Butler recommended the need for recreation areas for children and the elderly, tennis courts, and ice skating areas. She also provided copies of photographs of the historic fairgrounds which depicted impressive fairgrounds structures, such as grandstands.

Jeff Willet (DPW, Superintendent)

The site is under consideration for a small sewage treatment plant (200-250,000 gpd) for the wastewater produced in Siasconset. The plant would include a small bath reactor or rotating biological contractors and a leaching area for discharge of the treated effluent. Sludge would be transported to treatment facilities elsewhere on the island. He described the area requirement for the plant as 3-5 acres. Tom Nevers is being considered for treatment of wastewater produced in Siasconset because prospective Siasconset sites were encumbered by wetlands, endangered species, and nearby residential areas. The DPW hopes to narrow the options to 2-3 sites by spring.

Genevieve Gordon (Tom Nevers Resident)

She was one of the early residents of the area and has witnessed the considerable growth in residential development. She supports recreational uses of the property and the special events. However, she does not see the need for village center uses, especially commercial uses. She has to go into town on a regular basis anyway.

Ed Coffin (Tom Nevers Resident)

He and his family live at the beginning of Tom Nevers Road. They don't spend any time at the site, except for the Carnival and the County Fair. If there were a playground at the site, they would probably use it. Currently, they go to the elementary school or to Jetty's Beach. He is concerned that taxes will be raised to pay for any improvements to the property, and feels the town would be better off selling the property and using the revenue to improve and maintain other public properties. He is concerned about housing density in Tom Nevers, and thought the affordable housing proposal was inappropriate.

Andrew Vorce (NP&EDC, Senior Planner)

NP&EDC has documented the rapid growth in residential development of Tom Nevers, and foresees increased demand for services and traffic along Milestone Road. Currently, residents must travel to Siasconset or into town. The town's Comprehensive Plan encourages the development of village centers as an important growth management strategy. NP&EDC views the Tom Nevers site as a potential model for developing village centers in other neighborhoods.

Drew Raab (VFW, Committee Member)

The VFW leases a three-acre parcel from the town, including the former military social hall. The VFW is responsible for maintaining both the grounds and the building, and has invested their own funds in repairs and renovation of the building. The VFW sponsors fundraisers, including the popular Summer Carnival, clambakes, and also rents out their facility for private functions. They also serve as the unofficial caretaker of the property through their year-round operation of the post. Although the section of bank adjacent to the VFW has been subject to the least amount of coastal erosion, they recognize the need to explore a new location for the post. They lack the capital to build a new facility, but if they are deeded land, they may be able to secure a construction loan and mortgage. Federal law mandates that the Town provide a facility for all VFW members to meet.

Dave Fredericks (Nantucket Electric Company, Vice-President)

The state Division of Energy Resources is now conducting a feasibility study of renewable resources, including wind, methane, and biomass at a test site at the town landfill. The results of this feasibility study, due in early summer, will be incorporated in a Request for Proposals for 2.5 megawatts of wind generation on Nantucket. The Company has agreed to develop the wind RFP as part of a settlement with the Attorney General and the Conservation Law Foundation on the Cable Project. Aside from the test site at the landfill, the Company is not exploring any specific site (including the Tom Nevers property) for wind generation at this time.

James Lentowski (Nantucket Conservation Foundation, Director)

NCF owns a large parcel north of the project site which they maintain as protected conservation land. He does not foresee any potential conflicts with proposed recreational uses of the Tom Nevers site. Over the years activities on the Tom Nevers site have remained on the property and have not extended onto their land. With public access limited to the island's oceanfront through restrictions imposed by private landowners and protected conservation land, he has noted a loss of areas for activities that Nantucketers have traditionally enjoyed (clambakes, family gatherings on the beach, etc.). He sees the Tom Nevers site as an area that can accommodate such activities.

APPENDIX B
Public Participation

HORIUCHI SOLIEN
LANDSCAPE ARCHITECTS
61 WALKER STREET
FALMOUTH, MA 02540
508 540 5320 FAX 540 8651

TOM NEVERS FORMER NAVY BASE RE-USE PLAN
PUBLIC FORUM #1

Nantucket High School Cafeteria
March 21, 1995, 7:30 PM

Name (Please print)	Mailing Address	Affiliation
BERNICE ANZALOTTI	P.O. Box 420	SIASCANSET 02561
GENEVIEVE	P.O. Box 442	SIASCANSET
LUCK BIXBY	Box 88, town	02554
Jillie Gacy	PO Box 328	SIASCANSET 02564
W. E. WILLS	5 Pilgrim	NHA
Riand E. DONNEGAN	P.O. Box 2203	NAN, MA 02584
ROSS GOODWIN	Box 3348	NAN, MA 02584
R.I. HOCHWAD	P.O. Box 1134	NAN 02584
Jane Walker	29 North Pasture Lane	Nantucket 02554
CYNTHIA COROGIN	Box 3161	02584
BERT JOHNSON	P.O. Box 3270	02584 P.O. AT.N.E
MARIE WILLIAMS	P.O. Box 3070	02584
Margaret Campbell	48 Main St	NICE
ROB GARRISON	11 UNION	
Ann S. TOPHAM	38 Pleasant St	
P. Gaudin	Box 572	NIPEDC
Anne Curran	P.O. Box 3060	Park & Rec.
Neil Paterson	11 Sun. T. Sunny Lane	
Brian Latham	Box 2191	02584
John Tractor	P.O. Box 4525	02584

HORIUCHI SOLIEN
LANDSCAPE ARCHITECTS
61 WALKER STREET
PALMOUTH, MA 02540
508 540 5320 FAX 540 8651

TOM NEVERS FORMER NAVY BASE RE-USE PLAN
PUBLIC FORUM #1

Nantucket High School Cafeteria
March 21, 1995, 7:30 PM

Name (Please print)	Mailing Address	Affiliation
PETER WILSON	BOX 16 N-02554	CONSERVATION COMMISSION
Glan Brown	PO 1874	Plan Com/Housing Auth
Drew RAAB	3 Pine Grove Dr.	V. F. W.
J. Fox	145 Orange St.	Pack & Rec
PETER MATTHEWS	P.O. Box 1759	PLANNING COMMISSION
ROSS GOODWIN	Box 3348	T.N. RESIDENT
RICHARD E. DONNELLAN	Box 2203 - 02584	T.N. RESIDENT
BERT JOHNSON	Box 3270, 02551	T.N. RESIDENT
Norman Cunniff	POB 415 02554	Housing Authority
Colleen McLaughlin	POB 1051 02554	County Fair
Norman Cunniff	P.O. 415 02554	Housing Authority
Peter Dunwiddie	153 Hummock Pond Rd.	Mass. Audubon

HORIUCHI SOLIEN
 LANDSCAPE ARCHITECTS
 61 WALKER STREET
 FALMOUTH, MA 02540
 508 540 5320 FAX 540 8651

TOM NEVERS FORMER NAVY BASE RE-USE PLAN
 PUBLIC FORUM #2

Nantucket High School Cafeteria
 April 25, 1995, 7:30 PM

Name (Please print)	Mailing Address	Affiliation
ROSS GOODWIN	Box 3348 / 02584	RESIDENT
PAUL KAPLAN	3 BURLINGHAM DR. Midd. Vt. 05753	SUMMER / SEASONAL
RICK DONNELLAN	Box 2203 NAN 02584	RES.
Bernice Angalotte	Box 420 Seasconset	Res.
Colleen M. Langolin	PO Box 1051 Nant 02554	Interested party
Linda E. Egan	8 PINE GROVE MALLARDOUGH CT 06447	SUMMER
Catherine Gordon	165 Tomhewens Rd.	Resident
PAT BUTLER	Box 2999 Nantucket MA 02584	HOC ADMIN
Phil & MARY LOUISE CAMPIETRO	Box 723 Seasconset	
BERT JOHNSON	Box 3270, NANTUCKET, 02584	RESIDENT
Douglas Bennett	8 Pine Grove Dr Nantucket 02584	Res.
Mark P Williams	PO Box 3070 Nant 02584	Resident
Suzan Timlin	114 South Rd. Nantucket	
Neil Adams	11 Burnt Swamp Lane Nantucket 02584	Resident
RON & SUSAN HOWARD	Box 1134 Nantucket	
Alvin S. Toppan	78 Pleasant St. NANTUCKET	
Richard SEAGUIST	10 Jonathan Wy NANT.	
Maureen Beck	29 Gungahenast	

HORIUCHI SOLIEN
LANDSCAPE ARCHITECTS
61 WALKER STREET
PALMOUTH, MA 02540
508 540 5320 FAX 540 8651

TOM NEVERS FORMER NAVY BASE RE-USE PLAN
PUBLIC FORUM #2:

Nantucket High School Cafeteria
April 25, 1995, 7:30 PM

Name (Please print)	Mailing Address	Affiliation
Bernice Anzalotti	P.O. Box 420	Siasconset 02564
GENEVIEVE	P.O. Box 442	Siasconset
LUCY BIXBY	Box 88, town	02554
Jillie Gacy	P.O. Box 328	Siasconset 02564
W. E. WILLS	5 Pilgrim	NHA
Richard E. DONNELAN	P.O. Box 2203	NAN, MA 02584
ROSS GOODWIN	Box 3348	NAN. MA 02584
R.I. HOCHWALD	P.O. Box 1134	Nan 02584
Jane Walker	29 North Pasture Lane	Nantucket 02554
CYNTHIA COROGIN	Box 3161	02584
BERT JOHNSON	P.O. Box 3270	02584 P.O. AT.N.E.
MARIE WILLIAMS	P.O. Box 3070	02584
Margaret Campbell	48 Main St	NICE
ROB GARRISON	11 UNION	
Arvin S. TOPHAM	38 PLEASANT ST	
J. Dando	Box 572	NPEFC
Anne Connors	P.O. Box 3060	Park Rec
Neil Paterson	11 Bunt Swamp Lane	
Bam Hartung	Box 2191	02584
John Tractor	P.O. Box 2525	02584

HORIUCHI SOLIEN
 LANDSCAPE ARCHITECTS
 61 WALKER STREET
 FALMOUTH, MA 02540
 508 540 5320 FAX 540 8651

TOM NEVERS FORMER NAVY BASE RE-USE PLAN
 PUBLIC FORUM #3

Nantucket High School Cafeteria
 May 23, 1995, 7:30 PM

Name (Please print)	Mailing Address	Affiliation
Conrad I Hochwald	PO BOX 1134, Nantucket	homeowner
Alvin S. Topham	38 Pleasant St.	Chairman
Catherine Gordon	65 Tom Nevers Rd	Resident
Colleen A McLaughlin	PO Box 1051 Nant.	Co. Fair / DEMO
Phil & Don Humphreys	PO Box 793 - Whitetail	Resident
Melissa & Devin Macy	P.O. Box 328	Scenic 02564 Resident all year
BERT JOHNSON	P.O. Box 3270	NANTUCKET, MA 02584
Susan Timken		Tom Nevers Abutter
Mark Williams	PO Box 3070	Nantucket 02584
BRIAN DAVIS	" " 1225	02554
CHRIS VITTE	P.O. 1276	02554
Kim Torkin	PO 402	02554
Kate Ranney	51 Fairgrounds Rd	02554
Jeff Sault	IN	11
Mark A Corcoran	99 Washington St.	02554
Curt Soschen	2 Craftsmen Ln.	02584
Trig Bennett	8 Pine Grove DR	02554
John Wright	JT, PO Box 7525	02584
ROSS GOODWIN	P.O. Box 3348	02584

HORIUCHI SOLIEN
 LANDSCAPE ARCHITECTS
 61 WALKER STREET
 FALMOUTH, MA 02540
 508 540 5320 FAX 540 8651

TOM NEVERS FORMER NAVY BASE RE-USE PLAN
 PUBLIC FORUM #3

Nantucket High School Cafeteria
 May 23, 1995, 7:30 PM

Name (Please print)	Mailing Address	Affiliation
Ronald I Hochwald	PO Box 1134, Nant 02574	homeowner
Alvin S. Tophan	38 Pleasant St.	Chair NPL & DC
Catherine Cordan	65 Tom Nevers Rd	Resident
Colleen A McLaughlin	PO Box 1051 Nant.	Co. Fair / DEMO
Phil & Oni Hampster	PO Box 793 - Whitetail	Resident
Melissa & Jerin May	P.O. Box 328	Scarscut 02564 Resident all year
BERT JOHNSON	P.O. Box 3270	NANTUCKET, MA 02581
Susan Timken		Tom Nevers Abuttan
Mark Williams	PO Box 3070	Nantucket 02589
BRIAN DAVIS	" " 1225	02554
CHRIS VITTE	P.O.D. 1276	02554
Kim Tonkin	PO 402	02554
Kate Ranney	56 Fairgrounds Rd	02554
Jeff Sarge	" "	" "
Mark A Goodwin	99 Washington St.	02554
Curt Soschen	2 Cranford Ln.	02584
Tina Bennett	8 Pincrope DR	02554
John Wright, Jr.	PO Box 2525	02584
ROSS GOODWIN	P.O. Box 3348	02584

APPENDIX C
Go-Cart Petition

GOKARTS

(44)

WOULD YOU LIKE TO SEE A COMMUNITY GOKART
 TRACK AT TOM NEVERS NAVY BASE, IF SO PLEASE
 SIGN BELOW AND WATCH THE NEWS PAPER FOR
 THE NOTICE OF THE NEXT NAVY BASE WORKSHOP
 MEETING AND SHOW UP TO GIVE SUPPORT.

THANK YOU!

Next Meeting Nantuxet Hg
 Cafeteria April 25
 7:30 pm.
ZIP code

NAME (please print)

MAILING ADDRESS

1- MARK BOPP	P.O. Box 899	
MARK WILLIAMS	P.O. Box 3070	02584
Gregg Nasigian	4 Masqueet Ave	02554
DAVID SYLWING	7 5th WAY	02554
SIM EGAN	109A OLD SOUTH RD.	02554
Frank McKeone	8 Blueberry Ln	02504
Michelle	5 Jefferson Ln	02554
J.P. Maillard	P.O. Box 2542	
Daniel Santangelo	4 Blueberry Ln	02554
	P.O. Box 2623	02584
Richard Rough	46 Fairgrounds	02554
Dan OToole	22052	02584
Geoff S. Papale	6 Pine Grove Dr	02554
BOB DAY	6 HELEN DR	02554
KON SHEPHERD	HELEN'S DR	02554
Chris Witte	MADAKEE RD.	02554
Ken Sutjke	147 CRANE ST	02554
Tom Jensen	57 Old South Rd	02554
Harry Dufresne	2 DAVE ST.	
Walt Little	22 Weyden Rd	02554
John Wilson	57 Old South Rd #83	02554

GOKARTS

WOULD YOU LIKE TO SEE A COMMUNITY GOKART TRACK AT TOM NEVERS NAVY BASE, IF SO PLEASE SIGN BELOW AND WATCH THE NEWS PAPER FOR THE NOTICE OF THE NEXT NAVY BASE WORKSHOP MEETING AND SHOW UP TO GIVE SUPPORT.

THANK YOU !

(Next Meeting April 25
Nantucket High Cafeteria
7:30 PM
ZIP code

NAME (please print)

MAILING ADDRESS

Mitchell Coffin P.O. Box 383, Lisconnet, Mass. 02564.
Sean Larrabee P.O. Box 574, Nantucket, Mass. 02551
Kenneth F. Quinn Box 2062, Nantucket, MA. 02584

GOKARTS

WOULD YOU LIKE TO SEE A COMMUNITY GOKART TRACK AT TOM NEVERS NAVY BASE, IF SO PLEASE SIGN BELOW AND WATCH THE NEWS PAPER FOR THE NOTICE OF THE NEXT NAVY BASE WORKSHOP MEETING AND SHOW UP TO GIVE SUPPORT.

THANK YOU!

NAME (please print)

MAILING ADDRESS

Edward M. Dougall	26 B Surfside rd	02555
Dwight Parker	POB 894	02554
John E. Hane		
John BACKUS	29 Hooper Farm Rd. Nant Mass	02554
Kate Coakley	96 Union St	02555
David P. Luskley	7 Meadow View Dr. Nant.	02554
JEFF Saylor	56 Margraves Rd.	02554
William Dennis	P.O. 3283 Nantucket	02584
Raymond P. Syner	26 Appleton Road Nantucket Ma	02554
John White	8 THOTTICKS NANT. MA.	
Dick Mach	181 Palpis road	
Jon Hadden	P.O. Box 2493	
MICHEL BEERAN	POB 2697	02584
Lacey Manchester	Hussey Farm Rd.	
T. S. D. D. D.	PO Box 2386	
Robert Adams	Surfside road	
H.C. M. H. H.	MA	02589
Curt Sasebee	P.O. Box 2391 2Catherine Lane	02584
Sandy Dault	58 Old S. Rd. POB 2914	02584
Tanya Tolley	58 old S. Rd POB 3224	02584
DAVID J. OLDRICH	P.O. Box 684	02554
KEN TIDWELL	P.O. Box 3122 NANTUCKET, MA	02580 →

GOKARTS

22

WOULD YOU LIKE TO SEE A COMMUNITY GOKART
TRACK AT TOM NEVERS NAVY BASE, IF SO PLEASE
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THANK YOU!

Next Meeting April 25
7:00 PM High School Cafeteria

NAME (please print)

MAILING ADDRESS

S. W. Musler	3 Catherine	02554
S. O. MORALES	30 YORK ST.	"
Frank Muto	10 S Pasture	02554
Elaine Russell	2 Fairfield St.	
Jane Jones	BOAT BASIN	02554
Robert von Knapen	84 Sktline	02554
Doug Standley	37 Old South Rd	02554
Peter Wallace	36 Pine St.	
Eleanor Soper	3 Mill St	02554
Mary H. Woodrum	15 Friendship	02554
D. Muel	14 MILLBROOK RT	02554
W. B. Jones	3 DEER RUN	02554
Paul Orr	6 Nagsk	02557
Ben Bowler	10 FARMVIEW	02554
Paul LeBell	11 Boat St	0224
J. C. Keelley	54 Downcut Rd	02554
Mike Beck	158 Orange St	02554
John	17 Meadows Lane	02554-1530
James H. Johnson	Box 1530 - 17 Meadows Lane	02554
George Russell Jr	54 Vespe Ln Nant	02554
Ch. Phaines	305 MADARET Rd Nant	02554
Peter Carlson	14 W. Bay Lake Rd Nant	02554

GOKARTS

WOULD YOU LIKE TO SEE A COMMUNITY GOKART
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THANK YOU!

Next Meeting April 25
7:00pm High School Cafeteria

NAME (please print)

MAILING ADDRESS

Doranne Ross 5 Gold Star Dr. Nantucket

Sharon Bassett 54 Vesper Lane Nantucket

R. J. Hunt 31 Old South Rd N

W. J. R. Hunt 7 Conant Ln N

James Conant 7 Conant Lane Scarsdale

Bob Reader 12 Boynton Lane Nantucket

Roy Sylva 10A Beaver St Nantucket

Celste Syner 10A Beaver St Nantucket

Geel Corbin P.O. Box 2023 Nantucket MA 02584

MARK W. BARRER #10 Golf View Dr Nantucket

James Hayes P.O. Box 532 02554

Alicia Poirier PO 218 Nantucket 02554

Thomas Bennett 25 N Cambridge St

Zack Gund 3 Boston Ave 02554

DAVID CANTUUA 12 Finneffe Ave 02554

Kelley Lee James 3 Macy Lane 02554

Bruce Coward Box 77 02554

Kimberly Syner 26 Appleton Rd. 02554

Phillip Randall 26 Appleton Rd. 02554

GOKARTS

Total 1589

(21)

WOULD YOU LIKE TO SEE A COMMUNITY GOKART TRACK AT TOM NEVERS NAVY BASE, IF SO PLEASE SIGN BELOW AND WATCH THE NEWS PAPER FOR THE NOTICE OF THE NEXT NAVY BASE WORKSHOP MEETING AND SHOW UP TO GIVE SUPPORT.

THANK YOU!

Next Meeting April 25
Nantucket High Cafeteria
7:30 PM ZIP

NAME (please print)

MAILING ADDRESS

Tammy Moxley	P.O. Box 3070	02584
Karen Duple	99 Washington St. Ext.	02554
Robert Alletto	PO Box 2214	02554
Douglas Bennett	Box 2066	02584
Rachel Warlick	Box 134	02554
USene	45	02564
Myra Fine	PO Box 45	02564
Shauna Fitzgerald	off island frequent	
Dan Fitzgerald	"	"
Emilia Kiff	PO BOX 234	02554
Rachel K. Burrell	PO Box 2789	02584
Gla Mae Lewis	PO Box 3091	02584
Daniel Spinto S	Box 52 Seavert	02584
Betsy Sullivan	Box 2202	02584
Larry Sullivan	Box 2202	02584
Mary Janet	P.O. Box 2187	02584
JAMES HARDY	193 Hummer Pond Rd	02554
Thy A. Plevin	119 SURFSIDE RD	02554
Walter G.	3 South Shore Rd. Box 1880	02554
Christopher Vanden Walle	2 NEW STREET	02554
Ann F. Ryan	15 BARBERY LN	02554

GOKARTS

12

WOULD YOU LIKE TO SEE A COMMUNITY GOKART
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(Next Meeting April 25
Nantucket High Cafeteria)

NAME (please print)

MAILING ADDRESS

7:30 PM

ZIP code

John Gonsalves	14 Macy Ln	02554
Robert Cappadona	3-A Spring St	02554
Kevin Holdgate	Airport Rd	02554
John Saudevsky	33 orange st	02554
Ed MOREAU	14 ARROWHEAD	02554
DAVID INGLIS	J-1 GOVIN VILLAGE	02554
Ed Williams	2 Shimmo Pond Rd	02554
Ted Robbins	13 Waydake Rd	02554
Seymour Henry	69 Buttsmith Rd	
Liam Pridges	11 CLINTON ST	02554
Ken Livingston	9 Mary Ann Ln.	02554
Patrice Robinson	9 BRENDA LN.	02554
Patrick Hehir	2 SPINNAKER CR.	02554
Brian Long	Prospect St	02554
Bob Warlick	Box 1314	02554
ANDREW BRIDGER	Box 837	02554
S. M. WISSON	Box 781	02554
Maldyn Carter	Box 2346	02584
Keith Wiggan	15 MIAKOMET AVE	02554
Manny Souza	19 Trotters lane	02554
Tom Herman	4 GRAY AVE.	02554
Matthew Krickorian	P.O. Box 12920	02501

WB

10

GOKARTS

WOULD YOU LIKE TO SEE A COMMUNITY GOKART
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THANK YOU !

NAME (please print)

MAILING ADDRESS

William Larrabee	P.O. Box 33	02537
David A Leary	" " 2831	" "
Harry Betts	" " 421	" "
Al Cohol	" " 1212	
Bruce L. Matto	" " 3048	02584
Channing Egenbers	" " 2821	02584
John A Suddell	" " 2949	" "
James E. Charnel	P O 3021	02584
James Shaw III	111 ORANGE ROAD APT	02554
John B. Buzan	6B DAVERLIN	02584
Leana Wayback		

GOKARTS

WOULD YOU LIKE TO SEE A COMMUNITY GOKART TRACK AT TOM NEVERS NAVY BASE, IF SO PLEASE SIGN BELOW AND WATCH THE NEWS PAPER FOR THE NOTICE OF THE NEXT NAVY BASE WORKSHOP MEETING AND SHOW UP TO GIVE SUPPORT.

THANK YOU!

(Next Meeting April 25
Nantucket High Cafeteria)

NAME (please print)

MAILING ADDRESS

7:30 PM ZIP cod

PAUL BLAIR P.O. BOX 1012 02554

BRUCE I. BARTHELEMY 8 LILY STREET 02554

KENNETH BARNETT 8 LILY ST 02554

Michael McIntyre Box 2181 02584

~~Jeffrey Nicholson~~ P.O. Box 2827 02584

JEFFREY NICHOLSON P.O. Box 573 02554

~~JEFFREY NICHOLSON~~
~~8 LILY STREET~~
~~02554~~

GOKARTS

5

WOULD YOU LIKE TO SEE A COMMUNITY GOKART TRACK AT TOM NEVERS NAVY BASE, IF SO PLEASE SIGN BELOW AND WATCH THE NEWS PAPER FOR THE NOTICE OF THE NEXT NAVY BASE WORKSHOP MEETING AND SHOW UP TO GIVE SUPPORT.

THANK YOU!

NAME (please print)

MAILING ADDRESS

Chen B.

Box 17 02554

Chuck Stogath

30 Equate Drive

JOSEPH C. MATO, JR.

2 SURFSIDE DR

Charles W. Wynn

24 BATHLET POND RD

02554

Rich

13 MIDCOMET AVE

GOKARTS

WOULD YOU LIKE TO SEE A COMMUNITY GOKART
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THANK YOU!

Next Meeting April 25
7:00pm High School Cafeteria

NAME (please print)

MAILING ADDRESS

CHRIS SHANNON

41 UNION ST.

CHRIS FRAKER

44 Prospect St

DAVID MARTIN

101 SOMERSET RD

Michael PIERCE

26 SOMERSET LANE

Patricia W Zuffe

21 Okarway

Jeff Bryan

49 Fairways Rd

APPENDIX D
Land Use Preference Survey

**TOM NEVERS FORMER NAVY BASE RE-USE PLAN
PUBLIC FORUM # 1: SURVEY OF LAND USE PREFERENCES**

March 21, 1995

Please identify yourself:

- Year round resident Seasonal resident
 Tom Nevers resident Non-Tom Nevers resident

Please check one

Strongly favor No opinion Strongly oppose

POSSIBLE LAND USES	Please check one					COMMENTS
	Strongly favor	No opinion	No opinion	No opinion	Strongly oppose	
Recreation						
Softball						
Soccer						
Tennis						
Horseshoe, bocce						
Picnic facilities						
Playground, tot lot						
Beach access (pedestrian)						
Beach access (vehicle)						
Fishing*						
Stairs to beach*						
Special Events						
County Fair						
Carnival						
Demolition Derby						
Remote control race track						
Outdoor performances						
Weddings, clambakes						
Bonfire facility						
Amphitheater*						
Antique car parade site*						
Existing site improvements						
Relocate VFW on site						
Remove Personnel Building						
Remove Commissary						
Remove Personnel bunker						
Clear all structures*						
Renovate personnel bunker*						
Public Facilities						
Neighborhood center						
Mom and Pop store						
Shuttle bus stop (future)						
Bicycle path extension						
Village green						
Restrooms						
Sewage treatment plant						
Wind generation						
Contract post office						
Restaurant (full-service)						
Cafe (breakfast and lunch)						
Art gallery						
Interpretive center						

Please check one

POSSIBLE LAND USES	Please check one					COMMENTS
	Strongly favor	No opinion			Strongly oppose	
	4	3	2	1	0	
Parking*						
Teen dance site*						
Multi-use building*						
Go cart track*						
Open space*						
Basketball court*						
Light play courts*						
Sulkey track*						
Summer day camp*						
Indoor ice rink*						

*Land use added at Public Forum #1

**TOM NEVERS NAVY BASE RE-USE PLAN
RESULTS OF SURVEY OF LAND USE PREFERENCES**

The following tabulation reflects the responses of 29 participants of Public Forum I to the Survey of Land Use Preferences, including 11 residents of Tom Nevers (TN), 9 non-residents of Tom Nevers (Non-TN), and 9 respondents who did not indicate their place of residence (NI). The figures provided represent the average preference ranking of the possible land use by respondents within each category. Tabulations under the heading "ALL" represent the average rankings by all respondents.

	ALL	TN	Non-TN	NI
Recreation				
Softball	3.00	2.82	3.11	3.11
Soccer	2.89	2.90	2.33	3.44
Tennis	2.66	2.82	2.33	2.77
Horseshoe/bocce	2.75	2.90	2.33	3.00
Picnic facilities	3.62	3.54	3.33	4.00
Playground, tot lot	3.21	3.00	3.00	3.75
Beach access (pedestrian)	3.48	3.73	3.22	3.44
Beach access (vehicle)	1.21	1.36	1.22	1.00
Fishing	3.78	3.90	3.77	3.62
Stairs to beach	3.26	3.64	3.00	3.00
Special Events				
County fair	3.65	3.72	3.66	3.55
Carnival	3.69	3.82	3.66	3.55
Demolition derby	3.03	2.90	3.11	3.11
Remote control race track	2.51	2.18	2.77	2.66
Outdoor performances	3.00	3.18	3.00	2.77
Weddings/clambakes	2.97	2.82	2.88	3.22
Bonfire facility	1.44	0.91	2.00	1.62
Amphitheater	2.46	2.77	2.55	2.00
Antique car site	2.03	2.00	2.55	1.55
Existing Site Improvements				
Relocate VFW on-site	2.84	3.10	3.22	1.83
Remove personnel building	3.04	3.64	2.66	2.63
Remove commissary	2.86	3.09	2.88	2.13
Remove personnel bunker	2.92	3.60	2.63	2.28
Clear all structures	2.59	3.18	2.77	1.43
Renovate the personnel bunker	1.81	1.80	2.22	1.57

Public Facilities

Neighborhood center	1.66	1.70	2.11	1.13
Mom & Pop store	1.62	1.91	1.33	1.55
Shuttle bus stop	2.40	3.00	2.33	1.75
Bicycle path extension	3.03	3.45	3.11	2.44
Village green	2.33	2.44	2.00	2.55
Restrooms	3.26	3.64	3.00	3.00
Sewage treatment plant	0.71	0.00	1.22	1.13
Wind generation	1.24	0.91	1.33	1.55
Contract post office	1.25	1.64	1.25	0.77
Restaurant (full-service)	0.76	1.18	0.88	0.11
Cafe (breakfast and lunch)	1.18	2.18	0.88	0.13
Art gallery	1.07	1.36	1.25	0.50
Interpretive center	1.70	1.88	1.55	1.60
Parking	3.40	3.54	3.75	2.86
Teen dance site	1.55	1.40	2.33	0.88
Multi-use building	2.17	2.55	2.88	1.00
Go cart track	1.52	1.27	1.50	1.88
Open space	1.52	3.45	2.77	2.43
Basketball court	3.00	2.55	2.88	3.75
Light play courts	2.30	1.63	2.75	2.57
Sulkey track	1.04	0.44	1.22	1.50
Summer camp	2.21	2.64	1.66	2.25
Ice rink indoors	1.70	2.70	1.55	1.25

Scoring Range:

4.00	Strongly Favor
3.00	Moderately Favor
2.00	No Opinion
1.00	Moderately Oppose
0.00	Strongly Oppose

