



2021 Annual Town Meeting

Saturday, June 5th at 9am

Backus Playing Fields

Nantucket's community depends on the vitality of its sustainable natural resources.
VOTE ENVIRONMENT FIRST

The Nantucket Land Council has reviewed the Warrant for the June 5th Town Meeting and offers the following comments on articles which could affect the island's unique and valuable natural resources and quality of life.

Article 13 YES Appropriation: Improvements to Children's Beach Stormwater Pump Station

The Land Council supports this appropriation to improve the management of stormwater from this large catchment area including Lily Park and Brant Point. The Children's Beach pump station is critical to providing appropriate treatment for stormwater before it enters the harbor, and to alleviate flooding.

Article 40-41 & 43-45 YES Zoning Map Change: RC/RC-2 Properties

The Land Council supports the Planning Board's continued effort to eliminate the RC/RC-2 zones and replace them with more appropriate zoning districts.

Article 46 YES Zoning Map Change: R-20 and LUG-2 to VR Osprey Way, Tautemo Way & Hummock Pond Road

The Land Council supports this Planning Board article to rezone this area more appropriately within the Hummock Pond watershed and for the surrounding Country District, in accordance with the Master Plan.

Article 48 YES Zoning Bylaw Amendment: Swimming Pools

The Land Council supports this Planning Board article. In certain neighborhoods swimming pools exacerbate stormwater runoff, increase flooding and can detract from the quality of life for other residents. We are also concerned about the maintenance of pools and their impacts on water resources.

Article 54 NO Zoning Map Change: Country Overlay District to Town Overlay District and VR to R-20 at Polpis Road and Chatham Lane

The Land Council does not support this zoning change which would require an isolated conversion of Country District into Town District, contrary to the Master Plan designation, would increase ground cover and create subdivision potential for at least one property.

Article 55 NO Zoning Map Change: Country Overlay District to Town Overlay District and LUG-1 to R-20 at 8 & 10 Chatham Lane

The Land Council does not support this zoning change which would require an isolated conversion of Country District into Town District, contrary to the Master Plan designation, would increase ground cover and allow additional subdivision within the Harbor watershed. Subdivision of 8 Chatham is already possible through the covenant or qualified family member provisions of the zoning bylaw.

Article 57 NO Zoning Map Change: R-20 to R-5 at Mayflower Circle & Evergreen Way

The Land Council supports the Planning Board's motion to take no action on this proposed zoning change that would significantly increase subdivision potential and ground cover on these lots.

Article 58 Zoning Map Change: R-20 to CTEC or CN at Old South Road and Airport Road

The Land Council is concerned about significant subdivision potential that will result from this zoning change, especially given the lack of clarity on plans for how some of the lots will be developed, however we also recognize the need for additional commercial properties.

Article 59 NO Zoning Map Change: LUG-1 to R-40 at 18 Evergreen Way

The Land Council does not support this zoning change which may enable future subdivision of this lot, and will increase ground cover.

Article 60 NO Zoning Map Change: LUG-2 to R-20 at 25 Rugged Road

The Land Council supports the Planning Board's motion to take no action on this article. This zoning change represents a "Spot Zone" for a single lot, which would require an isolated conversion of Country District into Town District, contrary to the Master Plan designation, and decreases minimum lot size from 80,000 sq ft to 20,000 sq ft allowing additional subdivision.

Article 61 NO Zoning Map Change: LUG-3 to LUG-1 at Driscoll Way

The Land Council supports the Planning Board's motion to take no action on this article. This zoning change represents a "Spot Zone" increasing subdivision potential for a single property owner.

Article 62 YES Zoning Bylaw Amendment: Docks, Piers & Wharves

The Land Council supports this article which clarifies the language in the bylaw and ultimately requires that reconfiguring an existing dock or pier not be more detrimental to the marine environment than its current configuration.

Article 64 YES Coastal Erosion Liability Waiver

The Land Council supports the protection of the Town against any liability from the development of coastal and shorefront properties that are prone to impacts from erosion and/or storm damage.

Article 75 YES Single Use Plastics Ban

The Land Council supports the expansion of strategies to reduce unnecessary plastic use on the island.

Article 80 YES Gas Powered Leaf Blowers

The Land Council supports the sponsor's intention to move away from carbon producing fossil fuels and incorporate cleaner energy uses on the island.

Article 85-89 NO Sewer Map Changes

The Land Council supports the Board of Sewer Commissioners' recommendation not to adopt these proposed sewer map changes. These parcels were not included in the sewer district and extending sewer to these properties, which are not within proximity to any sensitive water resources, will enable additional growth and development.

Article 90 YES (with ACKNow Amendments) Short-Term Rentals

The short-term rental industry contributes to more intense (re)development of properties on Nantucket. This development and use puts increasing pressure on the island's natural resources and infrastructure, from the health of our aquifer, ponds and harbors to solid waste management, water and sewer. The accelerating development and repurposing of properties for short-term rentals as a business, especially by off island corporations operating multiple rental properties, also negatively impacts the historic rural character and quality of life around Nantucket.

While the NLC recognizes there are economic implications of this article that must be considered, our position is based on our primary mission to protect and preserve Nantucket's natural resources and to address issues also affecting quality of life. The current trajectory of property development and redevelopment which includes the short-term rental market presents long-term threats to Nantucket, and with consideration of the proposed amendments by ACKNow which will reduce the hardship on island residents, we support the article.

Article 91 YES Safety of Drinking Water

The Land Council supports the proposal for more sampling of public drinking water sources for contamination by PFAS with a requirement to publicly post results at levels of concern.

Article 97 NO Home Rule Petition: Allocate Portion of NILB Transfer Fee to Support Year-Round Housing

The Land Council is opposed to this proposal to re-allocate a portion of the Land Bank's funding. The Land Bank continues to play a critical role in protecting our island environment and resources including clean water, open space, rare species habitat, coastal resilience, beach access, local agriculture and recreational opportunities for the entire community. Nantucket's housing needs must be addressed, but not at the expense of the Land Bank.

The Nantucket Land Council, Inc. is a 501(c)(3) charitable, member-supported environmental organization, founded in 1974 to protect Nantucket's natural resources.