

Table of Contents

INVENTORY AND ASSESSMENT.....	3
Natural Systems.....	4
Natural Resources	4
Open Space and Recreation.....	11
Sustainability.....	18
Built Systems.....	32
Land Use.....	32
Traffic & Circulation.....	41
Public Services and Facilities.....	60
Community Systems	78
Historic and Cultural Resources.....	78
Housing.....	91
Economic Development.....	91
Community Health	104
APPENDIX.....	120
A. Natural Systems Supplement.....	121
B. Built Systems Supplement	126
C. Area Plan Recommendations	129
ENDNOTES	144
BIBLIOGRAPHY	155

List of Tables

Table NR1. Open Space and Level of Protection.....	11
Table NR2. Open Space by Primary Purpose	12
Table NR3. Beach Ownership.....	13
Table NR4. Open Space by Owner Type.....	15
Table S1. Critical Facilities and Infrastructure in FEMA Floodplain, Nantucket, MA.....	22
Table S2. Coastal Resilience Advisory Committee CRP Recommendation Progress.....	27
Table S3. Nantucket Sustainability Projects.....	29
Table LU1. Existing Land Uses by Acreage.....	33
Table LU2. Town Overlay District Bulk Standards by District.....	36
Table LU3. Country Overlay Bulk Standards by District.....	37
Table LU4. Nantucket’s Zoning Overlay Districts.....	38
Table LU4. Lot Requirement Changes Allowed Under Flex Development.....	40
Table LU5. Lot Requirement Changes Allowed Under OSRD	40
Table TC3: Ferry Service Providers to Nantucket.....	48
Table TC4. Nantucket Roads by Ownership and Class.....	51
Table TC5. Intersections By Weighted Crash Severity 2018-2022.....	53
Table TC6. Roads by Weighted Crash Frequency	54
Table PF3. Enrollment by School, 2019-2024	69
Table PF4. Nantucket Municipal Facilities	72
Table ED1. Selected Labor Force Characteristics.....	92
Table ED2. Industries that Employ Nantucket Residents.....	95
Table ED3. Employment by Industry and Location Quotients	96
Table ED4. Wage by Industry and Location Quotient.....	97
Table ED5. Top Ten Employers.....	99
Table ED6. Jobs to Resident Workers.....	100
Table ED7. Where Nantucket Residents Work.....	100
Table ED8. Where Nantucket Workers Live	100
Table CH1. Social Determinants of Health and Relationship to Master Plan	105
Table CH2. Protective and Risk Factors for Chronic Disease in Nantucket.....	105
Table CH3. Pediatric Asthma Prevalence per 100 Students.....	106
Table CH4. Annual Average Rates of Asthma-Related Emergency Department Visits per 10,000 People.....	107
Table CH5. Annual Average Rates of Hospital Admissions for Heart Attacks per 10,000 People Age 35+	108
Table CH6. Behavioral Health Condition Estimates in Nantucket.....	109
Table CH7. Healthy Aging Behavioral Health Indicators for Nantucket.....	110
Table CH8. Public Drinking Water Supply Contaminant Testing Results	112
Table CH9. Households Without Health Insurance	113
Table CH10. Healthy Aging Healthcare Access Indicators for Nantucket.....	114
Table CH11. Households Receiving SNAP Benefits.....	115
Table CH12. AARP Livability Index: Health.....	116

Inventory and Assessment

Natural Systems

Nantucket is endowed with coastal and inland land and water resources, open spaces, and wildlife habitat. These resources contribute to Nantucket's beauty and exceptional quality of life, and they have benefited from decades of careful stewardship by public and non-profit organizations. Nevertheless, Nantucket's natural resources are vulnerable to climate change, sea level rise, land use conflicts, and overuse. Tensions exist today between the quest to preserve everything that makes Nantucket special to residents and visitors and meet the island's needs for homes, businesses, and community facilities and services. Planning for Nantucket's future will call on year-round and seasonal residents to maintain the island's legacy of land conservation while making equitable choices to grow a thriving year-round community.

Natural Resources

Through efforts by the Town and its non-profit partners, Nantucket residents have done an extraordinary job protecting coastal and inland natural landscapes. Despite Nantucket's storied history of environmental stewardship, new challenges – climate change, pollution, and others - threaten the abundance and diversity of its natural resources. In the mid-1900s, fishermen described the richness of Nantucket's ecosystem, relating how eelgrass reached their chests and bay scallops covered the harbor's bottom.¹ Now, the eelgrass beds are patchy and threatened by impaired water quality, and bay scallops require careful management and support from humans.

Cycles of sea level rise and fall, along with glacial advance and retreat, have shaped Nantucket's geologic history and its physical form, composition, and soils today.² Areas of end moraine, the ridge of sediment deposited at the edge or maximum extent of a glacier, exist on the eastern portion of Nantucket island laterally between Gibbs Pond and Sesachacha Pond and in part of today's downtown (Map NR-1, Surficial Geology).³ Nantucket's soils, primarily composed of glacial sand and gravel, are coarse and excessively well drained (Map NR-2, Soil Drainage Class). Rainwater filters into the ground quickly and recharges groundwater.

Water Resources

Surface Waters. Nantucket boasts seven Great Ponds, defined by the state as any pond that contains more than 10 acres in its natural state. They include Coskata, Gibbs, Hummock, Long, Miacomet, Sesachacha, and Tom Nevers ponds, all protected by the State under G.L. c. 91, the Massachusetts Public Waterfront Act (Map NR-3, Water Resources).⁴

Nantucket and Madaket Harbors provide sheltered habitat for fish and shellfish while supporting water-dependent commercial and recreational uses. These harbors are some of the largest enclosed bays in southeastern Massachusetts and, compared to other water bodies, they maintain relatively high water quality. Madaket Ditch connects tidal Madaket Harbor and Hither Creek to the inland brackish waters of Long Pond and North Head Long Pond, forming the Madaket Harbor-Long Pond Embayment System, which supports eelgrass beds, salt marshes, and a tidal river.⁵ Polpis Harbor, located about three miles northwest of Nantucket Harbor's entrance, is included within the Nantucket Harbor Estuarine System for planning purposes.⁶

Nantucket's water resources attract visitors, maintain biodiversity important locally and nationally, support water-dependent livelihoods and recreation activities, and contribute to the historic natural landscape and character of the island. Maintaining these conditions requires active protection through monitoring and management, especially as demand for high-quality water environments increases while water resource impairment grows nationwide.⁷ Several stressors threaten the water quality of Nantucket's surface waters.

Nutrient loading, often linked to land use changes and growth that accelerate stormwater runoff and increase pollution, can degrade water quality, leading to algal blooms and an influx of invasive species. Pollutants from development, septic systems, moorings, boat activity, vehicles, and fertilizer use frequently end up in waterways.

Since 2010, Nantucket has monitored water quality through the island-wide Water Quality Monitoring Program. The program focuses on sampling, analysis, and visualization of data during the summer, when water impairment is most severe, providing consistent year-to-year comparisons to evaluate management strategies.⁸ Nitrogen is the primary nutrient that degrades coastal waters, including Nantucket's harbors, while phosphorus is monitored in freshwater systems like the Great Ponds. Federal water quality standards establish total maximum daily loads (TMDLs), or the maximum amount of a pollutant that a waterbody can have. TMDLs for nitrogen have been set for Nantucket Harbor, Madaket Harbor, Long Pond, Sesachacha Pond, and Hummock Pond under the Clean Water Act.⁹ Another pollutant of concern in Nantucket's water bodies include pathogens from storm drains, sewer discharge from boats, faulty septic systems, and bird excretion.¹⁰

In warm, nutrient-rich waters, algae can thrive, sometimes resulting in harmful algal blooms (HABs), which can release toxins, deplete oxygen, and degrade water quality for other aquatic life. The Town's Natural Resources Department and partner organizations survey the Island's ponds for HABs during the summer and post signs warning the public of their presence when necessary.¹¹

Groundwater. Nantucket's groundwater is replenished entirely by precipitation, with about half of the rain and snow that falls onto Nantucket infiltrating into the subsurface.¹² Nantucket's public water supply comes from a single source aquifer beneath the Island, so the town depends on one source of potable water for the community.¹³ The Massachusetts Department of Environmental Protection (MassDEP) establishes wellhead protection areas around the recharge area of public water supply groundwater sources (Map NR-3, Water Resources).¹⁴ Nantucket's zoning also imposes the Public Wellhead Protection District around the Town and 'Sconset wellheads.¹⁵ Over-withdrawal of groundwater can harm surface waterbodies such as ponds, lakes, streams, and wetlands, along with their habitats.

Like many towns, Nantucket is concerned about groundwater contamination from per- and polyfluoroalkyl substances (PFAS). The Town is actively monitoring for PFAS contamination and has developed an island-wide PFAS management plan. PFAS are man-made chemicals, commonly referred to as "forever chemicals," that have been used in manufactured materials since the 1950s. PFAS do not biodegrade in the environment and enter soil, water, and food primarily through waste streams and Aqueous Film Forming Foam (AFFF) used in firefighting. Completed in 2021 by CDM Smith, the "Preliminary Assessment of PFAS Townwide Planning Approach" describes the "PFAS Cycle" on Nantucket, examining sources, transport pathways, and their ecological and human health impacts.¹⁶

Since FY 2020, the Town has committed \$15 million toward PFAS-related efforts.¹⁷ The Wannacomet Water Company and Siasconset Water Department regularly test for PFAS. To date, the water samples have remained below the MassDEP's Maximum Contaminant Level (MCL), with most wells showing no contamination, ensuring the water is safe to drink.¹⁸ In 2023, the Department of Public Health added a contamination specialist to address PFAS and other emerging contaminants.¹⁹ Other potential groundwater contamination risks include natural hazard events, saltwater intrusion (see Sustainability Chapter), tanker leaks, hazard material spills, and stormwater or roadway runoff, particularly within the public wellhead protection area.²⁰ In an effort to address potential PFAS contamination in private wells west of the Airport, the town recently extended Town water to Surfside. This Water Main Expansion Project is considered Phase I of several projects in the Surfside area for roadway reconstruction, drainage upgrades, and mixed-use path upgrades.²¹

Landscapes and Habitats

The US Environmental Protection Agency designates ecoregions across the nation to group areas with similar ecosystems based on geology, hydrology, climate, and species distribution, helping to guide environmental resource management. Nantucket falls within the Cape Cod and Islands ecoregion formed by three advances and retreats of the Wisconsin Ice Sheet. The area's glacial history is shown through its characteristic sandy beaches, grassy dunes, bays, marshes, and scrubby oak-pine forests with many kettle hole ponds, swamps, and bogs.²² All of Nantucket is low-lying, with a maximum elevation of 111 feet. Strong winds and salt spray shape the island's landscape, limiting the height of its vegetation.²³

■ Biodiversity²⁴

Nantucket hosts a diverse range of habitats that form its ecologically, economically, and culturally important historic landscape. Barrier beaches line the island's coast, creating seaside and dune habitats, while salt marshes lie inland from the dunes. Globally significant ecosystems, such as the island's heathlands and sandplain grasslands, are critical to protect. Nantucket holds 95% of the world's sandplain grasslands, mainly on the southern portion of the Island, while coastal heathlands make up much of the central and northern areas of the island.²⁵ These landscapes are designated as globally threatened ecosystems and provide habitats for endangered species.²⁶ In recognition of Nantucket's unique landscape, the Nantucket Barrier Beach and Wildlife Refuge at the island's northern spit was designated a National Natural Landmark by Secretary of the Interior Deb Haaland in late 2024.²⁷

To guide conservation decisions, MassWildlife and the Nature Conservancy developed BioMap, a comprehensive mapping tool establishing core habitats and critical natural landscapes (Map NR-4, BioMap: Critical Natural Landscapes and Map NR-5, BioMap: Core Habitat). Core habitats are essential for the survival of rare species and resilient ecosystems, while critical natural landscapes are large, undeveloped areas that buffer these habitats and support connectivity and coastal resilience. The entirety of Nantucket, including Tuckernuck and Muskeget islands, is recognized as core habitat and critical natural landscape, with some areas serving as important offshore foraging habitat for terns.

Recognizing that protecting Nantucket's biodiversity affects the larger New England and northeastern U.S. landscape, BioMap also highlights habitats supporting regionally, nationally, or globally vulnerable species (Map NR-6, BioMap: Local & Regional Components). Many parts of Nantucket, including the coastline, areas around the great ponds, and the land underlying Nantucket Memorial Airport, are home to rare species of regional importance.

■ Wetlands

Wetlands play a vital role in Nantucket's landscape, covering much of the island's open space in both coastal and inland areas (Map NR-3, Water Resources).²⁸ Estuarine and marine deepwater wetlands surround Nantucket, Tuckernuck, and Muskeget Islands. Coastal wetlands are prominent at locations like Smith's Point, the Creeks, along Nantucket Harbor, and within the Coskata-Coatue Wildlife Refuge. Inland, freshwater forested/shrub wetlands dot upland areas around water bodies including Long Pond, Hummock Pond, Tom Nevers Pond, and west and north of Sesachacha Pond. Additionally, small freshwater ponds, lakes, and freshwater emergent wetlands are scattered throughout Nantucket Island.

Once considered nuisances, wetlands are now recognized for their ecosystem services, especially in coastal areas. They provide critical habitat, stabilize shorelines, control erosion, absorb nutrients, and help manage stormwater by absorbing and slowing floodwater. These functions promote groundwater recharge and coastal resilience.²⁹ The Town's 2021 Coastal Resilience Plan (CRP) emphasizes the importance of wetland restoration

and creation for enhancing coastal resilience. However, rising sea levels are expected to submerge up to an additional 645 acres of wetlands on the island by 2070, altering wetland habitats and potentially reducing the amount of wetlands on the island.³⁰

Restoration efforts of note include the Windswept Bog stewarded by the Nantucket Conservation Foundation, which was once a certified organic cranberry bog, now being restored to a naturally functioning wetland.³¹

■ Agricultural Land

The Natural Resource Conservation Service classifies soils as farmland based on physical and chemical land characteristics best suited for producing food, feed, fiber, forage, and oilseed crops.³² Moreover, the land is available for use as farmland, meaning developed land and water areas are not included.³³ Much of Nantucket's southern half falls into one of three prime farmland categories (Map NR-7, Agricultural Land & Farmland Soils). Farmland of unique importance in Massachusetts primarily supports cranberry crops, with pockets on Nantucket located near Windswept Cranberry Bog, Gibbs Pond, and north of Long Pond. About 150 acres of land on Nantucket, primarily including Bartlett's Farm, the oldest and largest farm on Nantucket, are classified as having an agricultural land use by MassGIS.³⁴

Nantucket's 2022 Open Space and Recreation Plan describes agricultural/farmland as a limited and threatened resource on Nantucket that the town and other entities are working diligently to protect.³⁵ Several organizations promote agricultural efforts on Nantucket through education and direct support of local farms and their food production. The non-profit Sustainable Nantucket runs several programs to support local farmers and sustainable agricultural practices, including a mentorship program to educate local farmers and provide affordable access to land, a farmers and artisans market, and a school program to educate Nantucket children about local food systems and provide fresh produce for school lunches. Sustainable Nantucket also runs the NantucketGrown brand which increases consumer awareness of locally sourced products.³⁶

The Nantucket Land Bank protects pastoral landscapes as open space and provides land to farmers directly for cultivation. They also lease farmland to local farmers and Sustainable Nantucket for the Mentor Farmer Program and recently constructed community gardens.³⁷ In their effort to support a healthy year-round community on Nantucket, charitable organization Remain Nantucket built a shared-use food production facility for local farmers and growers to have access to a commercial kitchen, sustainable agriculture resources, and educational opportunities.³⁸

The Town's Agricultural Commission and the Right to Farm Bylaw (Chapter 140-1) also support local farming.³⁹ By promoting local food production, Nantucket can increase food security, improve public health and nutrition, diversify the local economy, and reduce the island's dependence on imported goods. The local organization Nourish Nantucket, which operates within the Nantucket Resource Partnership, Inc., works to solve the island's food insecurity crisis by coordinating the efforts of twelve other service agencies on the island.⁴⁰ Pip & Anchor, one of Nourish Nantucket's partners, is a local market that assembles weekly boxes of fresh local produce for families in need. They currently serve 80 families and have over 100 families on their waitlist. See the Community Health section for more information on food insecurity on Nantucket.

■ Forests⁴¹

High winds and salty air limit the height of tree growth on Nantucket. Moreover, the island's limited trees were cut down by early European settlers for homes, boats, and firewood or for crop and livestock cultivation; by the 18th century, settlers were already bringing in outside lumber to the island. Because of this, Nantucket has relatively few hardwood forests compared with the rest of New England, with most forested areas in the

northeastern portion of the Island. Remaining forest areas are in the Coskata, Great Point, Squam Swamp, the Masquetuck Reservation in Quaise near Polpis Harbor, and Stump Pond.

According to MassGIS's 2016 Land Use/Land Cover dataset, last updated in May 2019, Nantucket's forest cover includes deciduous, evergreen, and palustrine wetland forests alongside residential, open space, and right-of-way land uses.⁴²

■ Vegetation

Native plants, which evolved naturally in an area before human introduction of non-native species, are well-adapted to local soil, moisture, and climate conditions. These plants conserve water, reduce the need for pesticides and fertilizers, and provide habitat and food for native wildlife.⁴³

Eelgrass, an important natural part of coastal systems throughout New England, plays a significant role in Nantucket's harbor ecosystems. Eelgrass stabilizes sediment, purifies water, improves water clarity, sequesters carbon, and supports diverse marine life. Even after it dies, eelgrass continues to benefit ecosystems by washing ashore, stabilizing dunes, and providing food for shorebirds.⁴⁴

Eelgrass flourishes in low-nutrient environments, and its presence indicates good water quality, while nutrient loading from algae can degrade eelgrass habitats. Significant eelgrass populations are found in at the mouth of and in Nantucket Harbor, Madaket Harbor, and the northern side of Tuckernuck Island (Map NR-3, Water Resources). The Nantucket Land and Water Council works to restore eelgrass by transporting cultivated shoots to key locations around the Island's harbors.⁴⁵

■ Fish and Wildlife

Nantucket's harbors provide sheltered habitat for fish and shellfish, supporting shellfisheries that hold cultural, ecological, and economic significance both locally and nationally. Bay scallop populations, once stretching across the Atlantic coast of the United States, have diminished, but Nantucket remains home to one of the most productive and competitive bay scallop fisheries in the nation, serving as the island's largest commercial fishery. In addition to shellfish, Nantucket's waters support fishery resources including lobsters, summer flounder, striped bass, bluefish, eels, black sea bass, tuna, sharks, cod, haddock, and other groundfish.⁴⁶

Nantucket's shores also provide a home to many nesting birds, namely the endangered Piping Plover and the American Oystercatcher. These species make their nest on the ground, opening adults and chicks to predators, humans, and other disturbances. To help protect shorebirds, beach owners and managers on Nantucket use public education, temporary beach closures, and fencing to ensure Nantucket's shores remain a safe nesting area for migratory species.⁴⁷ Through their Endangered Species Program, the Natural Resources Department protects species and habitats of breeding birds at Jetties Beach, Low Beach, Fisherman's Beach, Surfside Beach, Dionis Beach, Quaise Point, Madaket Beach and Smith's Point/Esther's Island.

Forty-one wildlife species of conservation concern designated as threatened, endangered, or of special concern call Nantucket home. Since 2009, four animal species have been removed from Nantucket's list and five have been added.⁴⁸

■ Invasive Species on Nantucket

As opposed to native plants, invasive plant species are non-native species that grow aggressively and are difficult to remove once established. Crowding out other species, they can threaten native plant communities and reduce wildlife habitat quality.⁴⁹ The Nantucket Conservation Commission recognizes eleven marine algae as invasive to Nantucket waters, including the oyster thief, maiden hair, and sea lettuce.⁵⁰ Moreover, the *Phragmites australis*

(common reed) is invasive to Nantucket waters and can aggressively outcompete other vegetation while growing up to fourteen feet in height. The Nantucket Land Bank actively undertakes invasive species removal as part of their habitat management work. They partnered with the Pond Coalition to remove Phragmites from Nantucket's great ponds, fostering native biodiversity, restoring habitat, and improving viewsheds of these historic natural landscapes.⁵¹

Invasive wildlife species also threaten Nantucket's ecosystems. Green and Asian crabs, invasive to New England waters, harm Nantucket and Madaket Harbors by eating shellfish, harming eelgrass beds, and outcompeting native crab species. Several local nonprofits and the Natural Resources Department have responded to the threat posed by invasive green crabs through research, education, and active removal.⁵² The Nantucket Land and Water Council has a program exploring the feasibility of creating a viable fishery around this invasive species, and annually the Maria Mitchell Association and partners hold the Nantucket Green Crab Week.⁵³

The Southern Pine Beetle, an invasive insect, has expanded its range northward with the warming climate. These beetles overwhelm healthy pine trees, and the first confirmed infestation on Nantucket was found by the Nantucket Conservation Foundation and confirmed by the Massachusetts Department of Conservation and Recreation in 2023. Landowners across the island are working together to suppress this infestation, monitor pine health, and establish proactive forest health management plans.⁵⁴

While deer are not considered invasive to Nantucket, the rapidly growing deer population, estimated at about 3,000, raises concerns about environmental management and the spread of tick-borne diseases. The population traces back to a single deer rescued from Nantucket Sound in 1922 and two does brought from Michigan in 1926. First considered local lore, genetic research conducted by university and nonprofit researchers in 2023 confirmed this history.⁵⁵

Town Policies, Programs, and Regulations

■ Town Departments, Boards and Commissions

Nantucket's Natural Resources Department works to preserve, protect, and restore Nantucket's natural resources through management, research, education, and public outreach. Staff work on water protection and water quality, fertilizer management, beach management, coastal resilience, sustainability, and protection of wildlife and their habitats from shellfish to marine mammals to endangered species. Its Water Quality Program and Harmful Algal Bloom Monitoring Program collect samples of Nantucket's water bodies during summer months to provide data to inform planning and management efforts. The Sustainability Office is run through the Natural Resources Department. (See the Sustainability section for more information.)

Brant Point Hatchery, run by the Natural Resources Department, conducts controlled spawns and larval releases of bay scallops to support Nantucket's shellfisheries. In addition to hatchery projects, the Natural Resources Department staff also conduct habitat assessments, eelgrass mapping, quahog seed releases, and oyster reef restoration work to establish a proof of concept for recycling shells from local restaurants for reuse by spawning oysters.

The Nantucket Conservation Commission enforces state and local wetland laws by setting and administering regulations for projects within 100 feet of any wetland resource area. The Conservation Commission reviews project proposals, holds public hearings, issues permits and waivers, and charges fees to uphold Town and State regulations.

The Harbor and Shellfish Advisory Board supports the Town and nonprofits on shellfish population enhancement, water quality sampling, eelgrass bed restoration, and education efforts. They make

recommendations to the Select Board to support the effective and balanced management and use of marine resources on Nantucket. In fiscal year 2023, they helped lift the seasonal closure of shellfish beds within harbor mooring fields, worked to address dingy congestion at the Town Pier, supported the Nantucket Land and Water Council's eelgrass restoration work, and created educational materials for property owners on the topics of groundwater contamination and stormwater management.

■ Plans, Policies, and Regulations

- **Fertilizer Guidelines.** To reduce nitrogen and phosphorus nutrient loading into Nantucket's coastal waters, harbors, ponds, and streams, the Natural Resources Department runs a Fertilizer Program. This program educates homeowners and landscape professionals on environmentally responsible fertilizer use, balancing ecosystem protection with the island's lush, ornamental landscapes. Best Management Practices for Fertilizer Use on Nantucket were created by a Working Group following a 2010 Annual Town Meeting Home-Rule Petition to regulate the use of fertilizers on Nantucket. These guidelines offer science-based recommendations for fertilizer application, aiming to prevent nutrient loss from overuse or poorly timed applications.⁵⁶ The Conservation Commission and the Nantucket Board of Health have incorporated these practices in educational materials.
- **Wetlands Protections.** The Massachusetts Wetlands Protection Act (310 CMR 10.00) guides municipalities in regulating and protecting coastal and inland wetlands. The Town's wetlands bylaw (Chapter 136 of the Code of the Town of Nantucket) exceeds the requirements of state's Wetland Protection Act. Updated wetland regulations took effect in January of 2025, which added resiliency as a new protected interest to all resource areas.⁵⁷ This change acts on a recommendation of the 2021 Coastal Resilience Plan to update wetland regulations to encourage resilient and low impact design within wetland resource areas and limit negative impacts.⁵⁸ The new regulations updated buffer zones around many resource areas, updated performance standards within those zones, and placed restrictions on building within high-tide flooding areas (§390-15).⁵⁹
- **Shellfish Regulations.** Both the state of Massachusetts and the Town of Nantucket regulate shellfishing under G.L. Chapter 130, Nantucket Bylaw Chapter 122, and the Town's recreational shellfish guide. Recreational shellfishers must obtain permits from the police department before shellfishing in Nantucket's waters. In fiscal year 2024, 1,324 recreational shellfish permits were issued, a decrease from the record high of 2,094 in 2021.⁶⁰ Commercial shellfishing licenses are overseen by the Natural Resources Department. The Shellfish Constable enforces rules regarding quantity and quality of shellfish caught by species.⁶¹
- **Dredging.** Historically done to improve navigation channels, dredging has been used as a management tool for Nantucket's waterways since the 1800s. Dredging can also enhance water quality by increasing circulation, though it risks resuspending contaminants, reducing clarity, and disturbing bottom habitats.

In 2023, the Natural Resources Department began a Sediment Transport Study and Dredge Plan to better understand sediment movement within Nantucket, Madaket, and Polpis harbors. This study supports recommendations from the Coastal Resilience Plan and Hazard Management Plan and aims to identify beneficial uses for dredged material, such as beach nourishment and erosion control. The first phase includes mapping eelgrass, surveying bathymetry, monitoring water levels, and sampling sediment to develop a model of water and sediment movement within Nantucket's harbors.⁶²

- **Shellfish Management Plan.** The Town's first formal Shellfish Management Plan was produced in 2012 to sustainably manage the island's shellfish resources and shellfish industry given the importance of Nantucket's shellfisheries locally and nationally. The plan has not been formally updated, but shellfish

management is included in other plans addressing Nantucket’s water resources, namely the Water Resource Management Plan. It identifies the following goals:

“The shellfish resources of Nantucket should be managed to support a viable and continuing shellfishery for both economic and traditional purposes by:

- Maintaining or improving the habitat associated with a healthy shellfish fishery, and
- Maintaining or enhancing the populations and health of scallops, quahogs, soft shell clams, mussels, conchs, and any other shellfish of commercial and/or recreational importance in Nantucket waters.”⁶³
- **Coastal Resilience Plan.** The Coastal Resilience Plan, endorsed by the Select Board in 2022 and overseen by the Coastal Resilience Coordinator within the Natural Resources Department and the Coastal Resilience Advisory Committee, aims to mitigate the effects of coastal flooding, sea level rise, and erosion around Nantucket.⁶⁴ Please see the Sustainability chapter for more information.
- **Water Resource Management Plan.** The Water Resource Management Plan, developed by the Natural Resources Department, inventories and analyzes Nantucket’s water resources with a focus on the harbors and great ponds. Published in 2023, the WRMP creates a unified plan for water quality management for the entire island, drawing from previous plans like the 2009 Nantucket and Madaket Harbors Action Plan and the 2012 Shellfish Management Plan.

A new harbor plan is underway, headed by the Harbor Plan Update Advisory Committee, which will update the 2009 plan to reflect Nantucket’s changing community and new challenges like coastal resilience and equitable public access to waterways.⁶⁵

Open Space and Recreation

The people of Nantucket have long understood the importance of protecting these valuable open spaces, habitats, and animals, and today, more than half of the Island is dedicated to open space. More than 94 percent of open space on Nantucket is permanently protected from other forms of land use, as documented in deeds (Table NR1 and Map NR-8. Open Space by Level of Protection). Some areas have limited protection, e.g., cemeteries and municipal golf courses, which are traditionally used as open space and are likely to remain so. Open spaces with no protections are usually privately owned and, while currently used as open space, could be sold and converted to any other land use.⁶⁶

Table NR1. Open Space and Level of Protection		
Level of Protection	# of Parcels	Total Area (ac)
None	5 (Golf Clubs and portions of the Nantucket State Forest that are Town-owned*)	540.5
Limited	27	304.2
In Perpetuity	1,084	15,068.4
Unknown	2 (Town-owned Dionis Beach and Altar Rock†)	27.5
Total		15,940.6
Source: MassGIS Data: Protected and Recreational Open Space, accessed June 2024		

* MassGIS indicates four total parcels making up the Nantucket State Forest. Two are owned by the state (Division of Conservation and Recreation) and two are owned by the town. The state parcels are protected in perpetuity. The town parcels are listed as having no protection.
† Pending Home Rule Petition, Town of Nantucket will convey land to conservation organization.

More than 91 percent of Nantucket’s open space is conservation land, followed by recreational, cultural, and agricultural uses as well as lands protected for the Town’s water supply (Table NR2).

Table NR2. Open Space by Primary Purpose		
Primary Purpose	# of Parcels	Total Area (ac)
Recreation and Conservation	10	267.6
Conservation	1051	14564.5
Historical/Cultural	12	54.8
Recreation	27	862.9
Water Supply	6	99.0
Agriculture	9	39.8
Unknown	1 (Town-owned parcel along Baxter Road)	43.3
Other	2 (Brant Point Light House owned by USCG and Altar Rock owned by Town*)	8.7
Total		15,940.6
Source: MassGIS Data: Protected and Recreational Open Space, accessed June 2024 *Pending Home Rule Petition, Town of Nantucket will convey land to conservation organization.		

Open space is protected through a variety of tools and encouraged through tax incentives.⁶⁷ Land can be owned outright by a conservation entity, a state agency, or a municipality. Private landowners can protect their land, or parts of their land, using deed restrictions, bequests, and life estates.

- Fee simple ownership allows a conservation entity, state agency, or municipality to own land outright for conservation purposes.
- Conservation restrictions enable landowners to limit certain uses, such as development, while retaining ownership. These restrictions, once applied to the deed, are permanent and monitored by a qualified organization, such as a land trust or a town’s Conservation Commission.
- Bequests involve donating land or conservation restrictions through a will.
- Life estates transfers property to a municipality or a conservation organization upon a landowner’s death. However, the landowner retains their right to use the property within their lifetime.
- G.L. Chapter 61 offers property tax reductions for landowners who enroll their lands in forestry, agricultural, or recreational programs. While this does not permanently protect the land, municipalities gain a Right of First Refusal on Chapter 61 properties when a landowner goes to sell, which they can pass to a land trust.

Landowners can save money on their property taxes as Chapter 61 land will be assessed according to its open space, agricultural, or forestry use rather than its developmental value.

- Article 97 lands are protected by the State as land held by a municipality or a conservation commission for conservation purposes.

In addition to traditional deed restrictions and land classification systems, there are a number of federal, state, and local regulatory frameworks that protect Nantucket’s land and waters.

■ Beach Regulations

To protect the natural environments of Nantucket’s beaches while providing free public access, the Town has beach regulations and rules covering fires, vehicle access, temporary closures, swimming, and beach events.⁶⁸ Vehicle restrictions are enforced on certain beaches to protect endangered species, overseen by the Natural Resources Department.⁶⁹ Moreover, not all beaches are Town-owned; conservation groups, nonprofits, and private landowners also own portions of Nantucket’s beaches. Table NR-3 provides an overview of beach ownership on Nantucket, excluding privately-owned ones.

Table NR3. Beach Ownership	
Ownership & Management	Beach Name
Nantucket Land Bank	40th Pole Beach, Capaum Beach, Cathcart Beach, Codfish Park Beach, Footsteps Beach, Ladies Beach, Madaquecham Beach, Stone’s Beach, Western Ave Beach
Town of Nantucket	Brant Point Beach, Children’s Beach, Dionis Beach, Eel Point Beach, Fisherman’s Beach, Jetties Beach, Low Beach, Madaket Beach, Miacomet Beach, Nobadeer Beach (managed by Airport), Smith’s Point Beach, Surfside Beach
Trustees of Reservations	Great Point Coskata

Additionally, the Natural Resources Department and Sustainability Office also have an ongoing project to dredge Miacomet Pond to improve water quality and address issues related to Harmful Algal Blooms.⁷⁰

■ Town Departments, Boards and Commissions

- **Nantucket’s Parks and Recreation Division** maintains fourteen Town-owned parks and seven Town-owned historic cemeteries. After a period without dedicated management, the Town hired a new Parks and Recreation Manager in 2021, who operates out of the Department of Public Works (DPW) and works closely with the Grounds and Facilities Divisions.
- Established in 1987, the five-member **Parks and Recreation Commission** serves as an advisory committee for the Parks and Recreation Manager. The primary functions of the Commission are to operate and maintain public recreation facilities which include tennis courts and sports fields and make parks and recreation-related policies and recommendations to the Select Board on projects, programs, activities, and initiatives. In addition, the Commission oversees special use permits for Children’s Beach and the Jetties Beach concession area.

Ongoing Town recreation projects aim to maintain and utilize existing Town-owned recreation assets to their highest function. These projects include expanding fields at Nobadeer, providing active recreation opportunities for all ages, especially older residents and visitors, creating additional field space for youth

sports, reconstructing tennis courts at Jetties Beach, replacing the playground at Tom Nevers, and adding a playground at Nobadeer. Large projects are funded through capital planning, while routine maintenance is built into the Division's budget.

The Town's fields and facilities support various sports leagues and recreation programs. The Parks and Recreation Division manages the scheduling for Delta Fields, Nobadeer Farm Fields, Tom Nevers Fields, and Winter Park, and these public areas are used by groups like Nantucket Little League, Nantucket Student Soccer Association, lacrosse organizations, sports academies, and the Nantucket Community School.⁷¹ The Town also works with conservation organizations to increase outdoor recreation space and facilities across the Island in sustainable areas.

■ Private Organizations

Many private entities play crucial roles in working with the Town to protect, restore, and steward Nantucket's natural resources. These landholding organizations form formal partnerships, such as Nantucket Biodiversity, and informal collaborations that enable larger-scale habitat management and acknowledge that natural resources do not conform to parcel boundaries. Other organizations also help care for land and water resources, such as the Nantucket Shellfish Association and Remain Nantucket. Through philanthropy and investment, Remain's work spans environmental, economic, and community challenges facing Nantucket. Recent focuses for Remain include sustainable agriculture, circular building methods, multi-modal transportation, and coastal resilience.⁷²

■ Major Open Space Owners

Nantucket has achieved great success in the quantity of land placed under conservation restrictions, but the responsibility of private and public landowners extends beyond simply protecting open space. Managing and maintaining these conserved areas as high-quality open spaces and recreation areas for the public requires ongoing effort, financial commitments, and time.

Several organizations work together to steward and manage open space on Nantucket (Map NR-9, Open Space by Owner). Private conservation organizations actively maintain conservation areas, offer recreational opportunities, and collaborate with others on large-scale habitat management.

■ Nantucket Land Bank

The Nantucket Land Bank, founded in 1983, acquires and conserves key open spaces, provides outdoor recreational opportunities, and promotes local agriculture. The Land Bank, funded by a two percent fee on real estate transfers, was the first of its kind and remains a national model for open space protection. The Land Bank is enabled by a special act of the Massachusetts legislature to acquire, hold, and manage important open space resources and endangered landscapes for the use and enjoyment of the public. Unlike a non-profit organization guided by a mission that could be amended, the work of the Land Bank is prescribed in enabling legislation. The Land Bank Commission, a county agency administered by an elected five-member board, governs its operations.⁷³

The Land Bank has been instrumental in the protection and stewardship of open space and natural resources on Nantucket. Much of their work is included throughout this chapter as it relates to the topics herein. While not the largest open space landholder on the island, the Land Bank owns and maintains many well-known and well-loved natural spaces across the island, including beaches, wetlands, aquifer recharge areas, moorlands, heathlands, rare species habitat, ocean, pond and harbor frontage, and properties for passive and active recreation.⁷⁴

■ Other Major Open Space Owners

- The Nantucket Conservation Foundation, the Island’s largest open space landowner, oversees more than 9,000 acres of land and coastal shoreline. This private non-profit land trust conserves and stewards its properties, enhances public access to open space and recreation, and conducts scientific research to better understand the rare species that call Nantucket home.⁷⁵
- The Nantucket Land & Water Council, a non-profit land trust, protects open space through conservation restrictions and supports scientific research on the Island’s rare and endangered species and water resources. It also advocates for the Island’s flora and fauna by monitoring proposals reviewed by the Planning Board and Conservation Commission.⁷⁶
- Trustees of Reservations manage the Coskata-Coatue Wildlife Refuge, which includes the Great Point barrier beach at the northeastern tip of the Island.
- The Linda Loring Nature Foundation owns 275-acres in Eel Point, serving as a living laboratory for ecological research and environmental education residents and visitors of all ages.⁷⁷
- Public ownership of open space on Nantucket occurs at the municipal, state, and federal levels. The US Coast Guard owns the historic Brant Point Light welcoming visitors and residents to Nantucket Harbor. Two state entities, the Department of Conservation and Recreation and the Department of Fish and Game, own Nantucket State Forest and the Head of the Plains and Miacomet Health Wildlife Management Areas, respectively. The Town of Nantucket owns around 600 acres of open space across the Island including beaches, cemeteries, parks, playgrounds, and conservation areas.

■ Open Space by Owner Type

MassGIS maintains a database of Protected and Recreational Open Space in Massachusetts. Each open space parcel contains information about its owner and the level of protection. This data source is conventionally used for planning purposes. However, landholding groups on Nantucket have concerns about the accuracy of this dataset, especially as open space parcels are often traded between landowners to improve the collective management and stewardship of open space on Nantucket.⁷⁸

Owner Type	# of Parcels	Owners	Total Area (ac)
Public Non-Profit	494	Nantucket Islands Land Bank	2,299.8
State	7	Department of Fish and Game, Department of Conservation & Recreation Division of State Parks and Recreation	124.3
Land Trust ⁷⁹	447	Nantucket Conservation Foundation, Massachusetts Audubon Society, The Nature Conservancy, Tuckernuck Land Trust, Nantucket Land Council, Madaket Conservation Land Trust, The Sconset Trust, The Trustees of Reservations	11,147.3
Municipal	59	Town of Nantucket	607.0
Private Non-Profit	3	Prospect Hill Cemetery Association, Nanahumacke Preserve Homeowners Association, and Girl Scouts of America	25.7

Owner Type	# of Parcels	Owners	Total Area (ac)
Private	102	Muskeget Land Trust, private landowners, Prospect Hill Cemetery Association, The Nantucket Golf Club Inc, Sankaty Head Golf Club Inc, Lafarge Tuckernuck Trust, Slosek et al Trustees, Hummock Pond of Nantucket Homeowners Association Inc, Pumpkin Pond Trust, Phillips Run Open Space Fund, Bartlett Farm LLC, Humane House LLC, Offshore Animal Realty LLC, Canopache Nominee Trust	1,628.8
Conservation Organization	5	Linda Loring Nature Foundation Inc	104.9
Federal	1	United States Coast Guard	2.9
Total			15,940.7

Source: MassGIS Data: Protected and Recreational Open Space, June 2024

■ Past Planning Efforts

The NP&EDC has prepared several area plans covering the island’s various neighborhoods. Several of these plans included natural resources, open space, and recreation recommendations (see Appendix). In addition to the area plan, several more specific recent planning efforts guide the Town’s management of its natural resources, open spaces, and recreation areas.

- **Estuary Plans.** As required by the Clean Water Act for impaired waterbodies that do not meet federal water quality standards, the Massachusetts Estuaries Project has developed several waterbody-specific plans for water resources within Nantucket to determine the TMDL for the pollutant-driving impairment. The Natural Resources Department uses these estuary plans, along with beach and shellfish regulations and the Water Resource Management Plan, to guide efforts to restore the water quality of Nantucket’s water resources.
- **Open Space and Recreation Plan.** In 2022, the Planning and Land Use Services Department updated the Open Space and Recreation Plan (OSRP) with the consulting firm Weston & Sampson. The 2022 OSRP sets six primary goals to guide the town over the next decade, focusing on protection of public conservation and recreational interests that support numerous ecosystem services, inventorying park and recreation areas, improving access to and connection between areas, preserving the island’s sense of place, and integrating the OSRP into other planning efforts.⁸⁰

The 2022 OSRP updates the previous 2009 Open Space and Recreation Plan developed by Helios Land Design which provides a comprehensive review of Nantucket’s natural resources, their protection, and the Town’s recreation needs. Many of the needs outlined in the 2009 plan remain relevant today. Resource protection needs include habitat, surface water, groundwater, and wildlife protection and improved greenway linkages, waste disposal, and public education. Recreation needs include property maintenance, accessibility, and public waterfront and water access.⁸¹

- **Parks and Recreation Master Plan.** Completed by Weston and Sampson in 2020, the Parks and Recreation Master Plan outlines recommended improvements for all municipal park and recreation sites. High priority

recommendations address the Nobadeer Athletic complex, Delta Fields, Tom Nevers Park, Jetties Beach, Fisherman’s Beach, and Consue Springs.⁸² In response to climate projections outlined in the 2021 Coastal Resilience Plan, the Parks and Recreation Manager is revising certain projects to better account for coastal resilience and climate impacts.

■ **Connectivity and Access to Natural Resources, Open Space, and Recreational Opportunities**

Nantucket has a longstanding practice of protecting open space and making such natural areas available for public enjoyment while managing the health of the ecosystem and its inhabitants. Nantucket has protected open space on a large scale, focusing on vast, connected landscapes rather than smaller, isolated parcels, which contributes to the island’s strong sense of place. This allows residents and visitors to immerse themselves in the natural landscape that seems to stretch as far as the eye can see. This scale also has ecological benefits, as habitat connectivity is important for the Island’s flora and fauna.

Much of Nantucket’s open space is open and available to the public from dawn to dusk.⁸³ Residents and visitors to the Island will find opportunities to hike on robust trail systems, access scenic lookouts to natural spaces, bike along multi-use pathways, enjoy parks and dog parks, and utilize several public beaches.

■ **Current Passive and Active Recreation Opportunities**

As reported in the 2022 Open Space and Recreation Plan, in Nantucket there are currently:

- 16,394 acres of permanently protected open space including areas for field and court sports
- 16 public beaches
- Public boat ramps at Jackson Point, Children’s Beach, Washington Street Extension, Polpis at Wauwinet Road, and Madaket F Street
- 39 miles of Paved Bike Paths
- Hundreds of miles of walking and off-road bikes trails within town-owned open space
- Two public golf courses
- One disc golf course
- Land Bank dog park

Over 5,000 participants annually take advantage of the following formal or organized recreational offerings on Nantucket:

- | | | |
|---------------------|-------------------|--------------|
| • Basketball | • Swimming/diving | • Golf |
| • Baseball/softball | • Soccer | • Tennis |
| • Cheerleading | • Lacrosse | • Biking |
| • Hockey | • Field hockey | • Pickleball |
| • Football | • Sailing | • Paddle |

Public recreational facilities and programs include six soccer/lacrosse/field hockey fields, one football field, two softball diamonds, two baseball diamonds, two basketball courts, tennis courts, a running track, a pool, two public golf courses, three paddle tennis courts, three gymnasiums, a skate park, pickleball courts, and a motorized dirt bike/ATV track.

Private recreational facilities and programs include Nantucket Ice, a community skating rink, the facilities and programs of the Nantucket Boys and Girls Club which offers a plethora of opportunities for around children

through twelfth grade, Strong Winds' outdoor adventure programming, and water-based programming through Nantucket Community Sailing water sports and Sea of Opportunities by Egan Maritime Institute

Passive recreation on Nantucket is widespread, supported by spaces like the dog park and walking trails.

■ Public Access to Open Space Lands

The Nantucket Conservation Foundation, which owns nearly one-third of the island's land, offers public access to its properties from sunrise to sunset, providing diverse habitats, landscapes, and recreational activities, including trail walking, fishing, picnicking, bird watching, and hunting and shellfishing (at certain properties by properly licensed individuals).⁸⁴ Private properties protected by conservation or agricultural preservation restrictions may not provide public access. Conservation organizations also provide programming and special events throughout the year to encourage public use of open space and reconnect people with their natural environment. These include guided and unguided nature walks, bike and foot races, festivals, and outdoor excursions.

In addition to being open to the public, the geographic distribution and accessibility of open spaces play a key role in who can use and enjoy Nantucket's natural resource and recreational areas. With so much land preserved, most locations on the island are within a quarter mile of open space (Map NR-10, Open Space Accessibility). While the primary area lacking access to open space surrounds the Nantucket Memorial Airport, pockets along South Shore Road, in the Mid-Island and Madaket, and north of Tom Nevers are also further than a quarter mile to the nearest open space area. While this buffer measures distance, it does not account for actual travel times or multi-modal access through bike paths, sidewalks, and bus routes. Moreover, facility-based recreational open space areas are fewer than open spaces designated for conservation. To improve accessibility for all, the Land Bank is upgrading wheelchair accessibility and ADA compliance of its properties, currently offering nine handicap-accessible areas.⁸⁵

Waterfront access and water-based recreational opportunities are limited on the island, as much focus has been placed on land-based open space. However, the Select Board's Healthy and Vibrant Community Strategic Plan underscores the importance of maintaining free public access to water resources, the coast, and beaches.⁸⁶ Increasing boat access on water bodies, pedestrian access to the coast and shorelines, and overall incorporating aquatic resources into open space protection efforts can popularize the importance of these water resources to the historic natural landscape of Nantucket.

Sustainability

The Town of Nantucket defines sustainability in these terms:

"Sustainability is how the Town of Nantucket, with a focus on historic preservation, natural resources, hazard mitigation, solid waste management, energy, public health, and education, institutionalizes practices in municipal operations that support a balance of the economic, environmental, and social health of our island, which meet the needs of current residents and visitors without compromising the ability of future generations to meet evolving needs." - Adopted by the Nantucket Select Board in October 2018 (Updated October 2021)⁸⁷

Vulnerabilities & Risks

Climate change is a shift in long-term average temperature, precipitation, wind, and other weather patterns driven by increased amounts of carbon dioxide and other greenhouse gases in the Earth's atmosphere. The

increase in greenhouse gases creates a warming effect globally, which leads to climate change impacts that somewhat vary by location. Nantucket's primary climate impacts and their projected effect on the island are described below.

Climate change amplifies threats that already exist in the social, environmental, and built environments. For example, Nantucket's sandy shoreline naturally goes through cycles of accretion and erosion. However, accretion cannot keep up with the exacerbated amount of erosion that occurs during more intense storm events, and Nantucket is losing shoreline in certain areas. Socially, climate impacts are not felt uniformly across the globe or even in one municipality, and historically underserved communities experience disproportionate impacts both due to their exposure to threats and their ability to prepare for and respond to those threats. In Massachusetts, the Executive Office of Energy and Environmental Affairs (EAA) established an Environmental Justice Policy to help address the disproportionate share of environmental burdens experienced by lower-income people and communities of color who also often lack environmental assets in their neighborhoods.⁸⁸ Nantucket is home to six census tracts that meet the state's minority population environmental justice population criteria (see Map NTI), ranging between 28 percent and 46 percent of the total population. See the Demographic section for more information.⁸⁹

■ Extreme Weather

Temperature. Increased greenhouse gas emissions are causing global temperatures to rise at a faster pace than at any other time in history. Since 1970, air temperatures in the Northeast have been increasing at an average rate of 0.5°F per decade. According to the Massachusetts EEA ResilientMass database, the average Massachusetts summer in the years leading up to 2050 could increase to twenty-two days.

Precipitation. The amount, frequency, and timing of precipitation will shift in future years, and these changes can lead to an increased number of flooding events. Chronic flooding will likely occur in areas where stormwater and drainage infrastructure cannot handle storm surge compounded with predicted increases in sea and groundwater levels. Water management on Nantucket must also factor in the consistent submerging of outfall pipes along the coast, increasing the prominence of surcharge during heavy rainfall events.⁹⁰

Nantucket's location in the Atlantic Ocean places it in the potential path of tropical storms and hurricanes. Nor'easters bring high winds and heavy precipitation, and cold-weather events can cause flooding and even freeze the harbor, cutting off access to the mainland. In the winter of 2018, Nantucket was hit by two nor'easters that brought widespread flooding and damage to buildings, sewer mains, and the Town Pier.⁹¹

■ Coastal Flooding

Coastal flooding refers to the inundation of land areas along the coast. It often occurs during coastal storm events which bring heavy rainfall, onshore winds, and higher-than-average high tide. High-tide flooding is a type of coastal flooding which occurs when local factors like wind speeds, ocean current changes, and tidal forces cause tidal water to flood natural and built environments.⁹² High-tide flooding is expected to occur along the East Coast of the US at more than twice the national rate.⁹³ Several areas in the Downtown area currently experience problematic flooding, including Easy Street, Broad Street, and in and around Brant Point, which inundates busy streets. Public facilities, including the Wastewater Treatment Plant and the airport, face imminent threats of coastal flooding, which can damage or destroy building materials and limit mobility.⁹⁴

The Federal Emergency Management Agency (FEMA) maintains flood maps for the nation that show the likelihood of flooding in an area under certain storm severities. Flood maps are based on the 1% annual chance storm, delineating and regulating such areas considered to have a high risk of flooding. A home in a flood zone

has a 25% chance of flooding during a 30-year mortgage. FEMA flood maps inform insurance requirements for properties within flood zones through the National Flood Insurance Program, allow communities to plan to reduce risk to people and infrastructure, and help individuals make informed decisions about where to live, build, and how to protect their assets.⁹⁵ Nantucket's FEMA National Flood Hazard Layer (NFHL) is shown in Map S-1. While flood maps and regulations are based on the 1% annual chance storm areas, the NFHL also shows areas with reduced but not completely removed flood risk, or those with a 0.5% annual chance of flooding. Flood insurance is not federally required in those areas but it is recommended; moderate to low-risk areas account for about 20% of flood insurance program claims and receive a third of federal disaster flooding assistance.⁹⁶

FEMA's flood maps are often critiqued for their high uncertainty and reliance on past data rather than projected climate impacts.⁹⁷ Municipalities can also use other flood data that incorporates climate projections, like sea level rise (see below) and more frequent and severe storms, to better plan for future risk and worsening climate impacts. The Commonwealth developed the Massachusetts Coast Flood Risk Model to help municipalities and residents better understand their flood risk than using FEMA maps alone.

■ Sea Level Rise

Many areas around Nantucket's coast and inland waterbodies are projected to be inundated by increasing increments of sea level rise (SLR) (Map S-2). This map displays data from NOAA's Sea Level Rise Viewer, which is a modified bathtub model. This means that while the model attempts to account for local and regional tidal variability and hydrological connectivity, it still holds several limiting factors such as assuming the present coastline will remain in the future and not accounting for pipe networks, such as culverts and ditches, which impact how water flows and rises.⁹⁸ SLR is shown on top of the current Mean Higher High Water line, which is the average elevation of water during the highest tide in one daily tidal cycle.⁹⁹

Map S-3 shows estimated future flood depths during a 1% annual chance storm as soon as 2070 from the Massachusetts Coast Flood Risk Model, accounting for sea level rise and dynamic coastal processes like storm surge that occur during storm events. This extent of flooding may occur sooner than 2070 as climate projections change. Much of Nantucket's northern and western land area, including areas around Madaket Harbor, Coatue, Downtown, and all of Tuckernuck Island, is projected to be flooded to varying depths during a 1% annual chance storm. In more inland areas, flooding is projected around existing waterbodies like the Great Ponds and Polpis Harbor.¹⁰⁰ The most at-risk area on the island for flooding is the Downtown, which invites great environmental, economic, social, and historical concern.¹⁰¹ The NOAA tide gauge on Steamboat Wharf has revealed a 0.16 inches of sea level rise per year on average since the gauge began recording data in 1963.¹⁰²

Groundwater-table (or water-table) rise is the increase of groundwater levels underneath a landmass, primarily driven by an increase in sea levels. Along shorelines in unconfined aquifers, the water table naturally fluctuates with daily tides. As sea levels rise, the groundwater table will also rise, bringing changes to areas further away from the coastline. Groundwater table rise heavily influences topography and alters the prevalence of wetlands, saturated soil conditions, and surface drainage. This can lead to saltwater intrusion into fresh waterbodies, expansion of wetlands, structural damage of subsurface utilities, destabilization of soils and buildings, and basement flooding in inland residential and commercial buildings.¹⁰³

Nantucket's relies on a sole source aquifer for its water supply, which depends on groundwater recharge from precipitation. This aquifer is vulnerable to groundwater table rise and subsequent saltwater intrusion, over pumping, and contamination from a variety of pollutants. To increase resiliency within the water supply, the Town's two water companies have installed standby generators to ensure pumping can continue in the event of a loss of electric power supply. To ensure the sustainability of the water source itself, the water companies work

to protect the aquifer and wellhead areas from contamination. See Natural Resources for more information about groundwater and Community Facilities for more information about Nantucket's water utility.¹⁰⁴

■ Erosion

The compacted and glacial sandy soils that comprise Nantucket's shoreline have always been susceptible to cycles of accretion and erosion.¹⁰⁵ During the winter, strong storms and high winds pull sand away from the shore, causing erosion of beaches and potentially the coastal banks or dunes immediately inland from the beach. During the calmer summer months, sand can accrete and build beaches back up, and coastal banks and dunes remain stable.¹⁰⁶ Climate change impacts, specifically rising sea level and more intense storm events, will heighten the shoreline's vulnerability to erosion.¹⁰⁷ Exposure to high winds and strong storms can cause locations to erode at a higher rate than can be replaced during normal cycles of accretion and erosion. This episodic erosion impacts shorelines during a singular or seasonal storm event, while long-term variations to wind and precipitation associated with climate change have a more gradual impact on the shoreline. The entirety of Nantucket's south shore is vulnerable to erosion, but erosion rates range from 12.63 feet to 0.56 feet per year of shoreline loss as calculated by Massachusetts Ocean Resource Information System (MORIS).¹⁰⁸ Moreover, the Town's Natural Hazard Mitigation Plan (HMP) highlighted 'Sconset and Madaket on the south shore and Cliff Beach on the north shore as areas of particular concern.¹⁰⁹

In 2021, the Localized Erosion Monitoring Program related to Nantucket's Coastal Resilience Plan Recommendation 1-8 began establishing erosion rate monitoring stations at coastal banks around the island. As of 2025, ten monitoring stations collect site-specific data along Nantucket's shores, mostly the south shore, and more will likely be set up in the future. While coastal beaches can erode and accrete, coastal banks where stations are set up only erode, allowing consistent monitoring of yearly shoreline losses. This data will inform coastal projects in the future and help understand localized erosion rates.¹¹⁰ Crucial public facilities, including the Wastewater Treatment Plant and the airport, are at risk of erosion.¹¹¹

■ Overview of Risks

Future flooding, worsened by sea level rise, erosion, and the impacts of intense storms, poses a significant risk to roadways, essential infrastructure, and buildings on Nantucket due to the frequent high water and loss of service that could result. By 2070, up to 29 miles of public and private roads on Nantucket (eleven percent of island-wide roads), including at least nine miles of Town-maintained roadways, will flood with more than six inches of water at high tide, including critical arterial transportation routes like Madaket and Polpis roads. Also, by 2070, 54 miles of public and private roads (twenty-three percent of island-wide Infrastructure roads) will be exposed to the one percent annual chance flood and 23 miles of public and private roads (nine percent of island-wide roads) will be at risk of loss due to erosion. These figures include 19 miles and 5 miles of Town-maintained roadways, respectively. As soon as 2070, over 2,300 buildings on Nantucket are at risk of coastal flooding and/or erosion. While public buildings are included in this figure and described below, 84% of those buildings are residential homes of Nantucket's community members, and 50% of those buildings are considered historic.¹¹² This projection holds significant implications for Nantucket's social and economic wellbeing.

Several critical facilities and infrastructure on Nantucket lie within the FEMA floodplain and have a one percent probability of flooding each year (Table S1) but have a higher probability of flooding in the future due to sea level rise and more frequent coastal storms. The 2021 Coastal Resilience Plan outlined the top five at-risk essential community facilities (Steamship Authority Terminal, Coast Guard Station Brant Point, Stop & Shop, Hy-Line Cruises Terminal, the National Grid Electrical Substation) and historic/cultural institutions (the Whaling Museum, Old Brant Point Lighthouse, Nantucket Aquarium, Artists Association of Nantucket Gallery, and Brant Point Lighthouse).¹¹³

Table S1. Critical Facilities and Infrastructure in FEMA Floodplain, Nantucket, MA.		
Site Name	Facility/Infrastructure	Flood Zone
Sewer Pumping Station (Sea Street)	Energy	AE8 (1% annual chance)
Steamship Dock (Broad St)	Infrastructure	AE9 (1% annual chance)
Children's Beach Boat Ramp (Harbor View Way)	Infrastructure	VE10 (1% annual chance)
Town Pier (Washington St)	Infrastructure	VE11 (1% annual chance)
Madaket Boat Ramp (F Street)	Infrastructure	AE8 (1% annual chance)
Madaket Marine Boat Ramp (20 N. Cambridge St)	Infrastructure	AE8 (1% annual chance)
Great Harbor Yacht Club Boat Ramp (1 S. Beach St)	Infrastructure	AE8 (1% annual chance)
Fuel Tank Farm (New Whale St)	Fuel Storage	AE10 (1% annual chance)
Town Hall (16 Broad St)	Government Office	AE9 (1% annual chance)
Marine Dept (34 Washington St)	Government Office	VE9 (1% annual chance)
Town Building (37 Washington St)	Government Office	AE9 (1% annual chance)
Saltmarsh Senior Center (81 Washington St)	Community Facility	AE9, LimWA (1% annual chance)
Undersea Cable Entry Point (Jefferson Ave)	Energy	Submerged
Candle Street Substation (Candle St)	Energy	AE9 (1% annual chance)
Source: Nantucket Planning and Land Use Services, <i>2019 Nantucket Hazard Mitigation Plan</i> , 2-42.		

The Coastal Resilience Plan defines Priority Action Areas for Strategic Retreat and Relocation as areas likely to be exposed to high-tide flooding, erosion, and up to 1.2 feet of sea level rise before 2030.¹¹⁴ In the Priority Action Areas, single-family houses comprise 81 percent of structures and 71 percent of all structures are historic.

■ Energy and Utilities

Nantucket was energy independent from the late 1800s to 1996, completely disconnected from the mainland grid. However, as Nantucket's population grew, so did its energy demand. In 1996 National Grid laid the first undersea transmission cable to import electricity from Cape Cod, followed by a second cable in 2006. A subsidiary of National Grid, Nantucket Electric Company, provides electric service to about 14,500 customers as of March 2024.¹¹⁵ The two transmission cables can supply the island with 74 megawatts of electricity drawn from substations on Cape Cod.¹¹⁶ An additional 12 megawatts of electricity can be generated on the Island during peak demand through two small combustion turbine generators and a new battery energy storage system built in 2019, although the generators are aging.¹¹⁷ Barges deliver diesel and gasoline which are stored at a tank farm in downtown and then distributed around the island. Propane and aviation fuel are brought via tanker trucks on the non-passenger freight lines operated by the Steamship Authority.

As a result of the logistical challenges of providing a consistent supply of energy to the residents of Nantucket, fuel prices are generally higher on the island than in the rest of the state. Decades of electricity infrastructure improvements, however, have resulted in lower average electricity costs on-island.

- **Demand.** The extreme peaks and valleys of Nantucket’s population, fluctuating between resident and visitor populations of 11,000 to over 50,000, can lead to capacity issues for Nantucket’s energy supply.¹¹⁸ The highest historical peak demand was reported in August of 2023 at 58.2 megawatts.¹¹⁹ National Grid anticipates peak demand to continue to be during the summer, and anticipates the need for a third undersea cable by 2029. In 2024, one of Nantucket’s two undersea cables was out of service for nearly two weeks due to equipment failures at the Candle Street substation where the two cables connect.¹²⁰

While this outage was in the offseason, later in the year, during the very popular 50th edition of the Christmas Stroll, an underground line failed in the downtown area and knocked out power to over 30 businesses and restaurants.¹²¹ The two events highlight the vulnerability of Nantucket’s location, utilities, and dependence on one source of revenue, tourism.

- **Greenhouse Gas Emissions.** In 2020, the Nantucket Energy Office sponsored a Worcester Polytechnic Institute (WPI) student team to conduct a Greenhouse Gas Inventory following the Metropolitan Area Planning Council’s (MAPC) guidelines and emissions inventory tools.¹²² The study was based on publicly available data from 2014. (See Appendix for Greenhouse Gas Inventory findings.)
- **Renewable Energy.** Nantucket works towards a net-zero future with increased electrification, but this goal requires management of peak load, the improvement of cable reliability, and addressing distributed generation constraints.

As with all changes on the island, the Historic District Commission reviews solar and wind energy station applications. An estimated 250 solar systems have been approved by the HDC between 2016-2021, with an estimated 35-40 new solar systems being added to the island in the years since. Increased interest in developing robust solar energy systems to increase energy independence on-island prompted assessment of the HDC’s process for reviewing solar applications, but no change to their guidelines, established in 2009, has been adopted.¹²³ A solar overlay district in Madaket allows solar energy facilities by right over the landfill. See the Land Use chapter for more information.

Vineyard Wind 1 is a federal offshore wind lease area 15 miles south of Nantucket that connects to the Eversource substation near Hyannis. The project contains 62 wind turbines spaced one nautical mile apart, each capable of generating thirteen megawatts of electricity. A “Good Neighbor Agreement” emerged as part of the Vineyard Wind development between Vineyard Wind, the Town and County of Nantucket, the Maria Mitchell Association, and the Nantucket Preservation Trust.¹²⁴ On July 13, 2024, a turbine in the wind farm suffered a blade failure that left debris washing up on Nantucket’s shoreline.¹²⁵

■ Stormwater Management

Stormwater forms when precipitation is not absorbed into the ground, instead traveling over land as runoff and often entering physical drainage systems to be discharged into nearby water bodies. Impervious surfaces like asphalt increase stormwater by preventing infiltration. As stormwater flows over the ground, it collects pollutants such as oil, fertilizer, and trash, which can pose environmental and health risks if discharged into water bodies without proper treatment.¹²⁶ Consequently, managing stormwater is essential for improving water quality and reducing nutrients and contaminants in Nantucket’s water bodies.

Within the Town, stormwater is managed within the Sewer Department by the stormwater manager. The Town funds its stormwater efforts through a stormwater enterprise fund created during the 2023 Annual Town Meeting. The Sewer Department also maintains a large stormwater bypass pump at Children's Beach used during storm events.¹²⁷

Several projects and plans throughout the Town contribute to the island's stormwater management.

- The Natural Resource Department's Water Resource Management Plan discusses stormwater and its impact on water quality at length in its inventory of Nantucket's water bodies.¹²⁸
- Stormwater management can be strategically incorporated with other efforts like roadway reconstruction. The Town's ongoing Surfside '25 project addresses transportation connectivity and stormwater management by extending a multi-use path system, reconstructing roadway, and installing an advanced closed storm drain stormwater system.¹²⁹
- Stormwater is also considered on a parcel scale when the Land Bank acquires new properties.¹³⁰
- The Town is in the process of developing a unified stormwater bylaw and corresponding regulations to utilize best management practices to encourage recharge of stormwater, improve stormwater quality, and educate property owners.¹³¹ Currently, several different bylaws address stormwater management.¹³²
- The Coastal Resilience Plan identifies completion of an island-wide Stormwater Management Plan as a second-tier priority, and an update of stormwater regulations as a third-tier priority.¹³³

Outside of municipal efforts to address stormwater, private groups and non-governmental organizations also promote better stormwater management in Nantucket. The Nantucket Land and Water Council works with the DPW to sample and understand the type and number of pollutants contained in stormwater as its outfalls into Nantucket Harbor.¹³⁴

■ Green Infrastructure

As defined in the Clean Water Act, green infrastructure includes the range of measures that use plant or soil systems, permeable pavement or other permeable surfaces or substrates, stormwater harvest and reuse, or landscaping to store, infiltrate, or evapotranspiration stormwater and reduce flows to sewer systems or to surface waters.¹³⁵ Green infrastructure uses vegetation, soils, and other practices to produce environmental, social, and economic benefits by increasing natural infiltration. Green infrastructure can alleviate the urban heat island effect through increased shade and reduced impervious/concrete surface area, improve air quality, and support aesthetics and the enjoyment of public spaces.

In Nantucket, public shade trees numbering between 1,000 and 2,000 are managed by the Town Arborist and overseen by the Tree Advisory Committee. Notable areas of shade trees are downtown and in Siasconset and feature the mature American Elm. The Town is pursuing a grant through the MVP Program (see below) to maintain and increase Nantucket's tree canopy over in downtown and Siasconset historic areas.¹³⁶ Aside from trees, the Land Bank recently installed a rain garden on the corner of Easton and North Beach Streets, creating a pocket park specifically designed with green infrastructure for treating stormwater runoff, plantings and trees, and accessible pathways and sitting areas for public enjoyment.¹³⁷ The Town of Nantucket also supports several other green infrastructure include several rain gardens, beach and dune areas, permeable pavement areas, bioswales, pocket parks, and other recreational areas.¹³⁸

■ Solid Waste Management

Nantucket's solid waste management is overseen in the Department of Public Work's Solid Waste Division. The solid waste facility (SWF) includes collection sites for several different waste streams, including trash, recycling, and compost. As an island, effective solid waste management is a sustainable practice as much as a logistical requirement. The Solid Waste Division and a Long-Term Solid Waste Planning Work Group aim to improve waste diversion and recycling initiatives on the island. In 2024, they made progress on several waste streams, including hazardous waste, latex paint collection, and books and textiles. The division employs a Recycling Coordinator to oversee these efforts.¹³⁹ Although most solid waste collected at the landfill gets shipped to the mainland, the SWF features a popular "Take It or Leave It" facility that encourages reuse.

■ Town Departments, Boards and Commissions

- The Town's **Energy Office** consists of an Energy Coordinator, who replaced the previous Energy Committee in 2011. The Energy Office operates out of the Planning Department. The Energy Coordinator identifies and implements energy efficiency, conservation, and renewable energy efforts across various Town departments and services.¹⁴⁰ In 2023, the Town's Natural Resources Department opened a new Sustainability Office and filled the position of Sustainability Programs Manager to coordinate the growing number of Town efforts related to sustainability and resilience. This increase in capacity allows the Town to organize, prioritize, and unify initiatives across departments, support non-governmental groups, pursue funding, and present progress to the Town Manager and Select Board.¹⁴¹
- Working within the Natural Resources Department, the **Coastal Resilience Coordinator** develops and implements flood control and adaptation approaches that equip Nantucket to adapt to rising seas and eroding coastlines.¹⁴² Approaches focus on coastal resilience from flooding and erosion, safe access across the island, the health of natural ecosystems, and waterfront connectivity and safety. The Coastal Resilience Coordinator collaborates with the Coastal Resilience Advisory Committee, the Coastal Resilience and Sustainability Interdepartmental Working Group, the Coastal Resilience and Sustainability Program, and many other Town Departments, non-profits, and the community.
- The **Coastal Resilience Advisory Committee (CRAC)** was established by Nantucket's Select Board in 2019 with the mission to assist the Coastal Resilience Coordinator in the development and implementation of the Coastal Resilience Plan (CRP).¹⁴³ Staffed by the Natural Resources Department, the eleven member board contains members from the Town's Harbor and Shellfish Advisory Board, Conservation Commission, Land Bank, Advisory Committee of Non-Voting Tax Payers, Select Board, Nantucket Conservation Foundation, Capital Program Committee, and Planning Board as well as three at-large members. Presently, CRAC's work focuses on connecting with the public and integrating coastal resilience into Town regulations.

CRAC is working to improve public outreach and education surrounding coastal resilience and climate impacts on Nantucket. This involves helping Nantucket homeowners, renters, realtors, commuting workers, and visitors alike to understand the vulnerabilities Nantucket faces due to climate change, the importance of starting coastal resilience projects now, and how both climate impacts and coastal resilience projects may impact individuals. CRAC members identify the need to connect day-to-day events like flooding and resulting road closures to larger climate impacts and coastal resilience efforts. Moreover, CRAC is working with regulatory bodies on Nantucket, such as the Planning Board, Conservation Commission, Airport Commission, and Historic District Commission, to incorporate coastal resilience into rules, regulations, and bylaws.

The actions and strategies outlined in the CRP have an estimated \$1 billion cost, a price that prompted townwide discussion of budgeting and the appropriate time and amount to fund these projects. The 2024 Town Meeting authorized a new general bylaw to begin mapping out coastal resilience districts as a method to segment areas of the island according to their unique resilience challenges and fairly allocating the costs of addressing those challenges.¹⁴⁴

■ Community Groups

The intersectional nature of sustainability is reflected in the diversity of community groups that contribute to the resiliency of social, environmental, and economic factors on Nantucket. The following section refers to groups that promote sustainability in the context of the Selectboard's definition of Sustainability presented at the beginning of this chapter.

- **Remain Nantucket's** mission focuses on the local environment, community, and economy on Nantucket. The organization owns property to provide space for local businesses and provides grants for a variety of activities around the island.¹⁴⁵
- **The Nantucket Clean Team** is a volunteer-based cleanup team that collects trash on a weekly basis to maintain Nantucket's landscape.
- A public-private partnership of nearly 20 organizations, **ACKclimate Nantucket** supports climate change adaptation, communication, collaboration, and coastal resiliency.¹⁴⁶
- The non-profit grassroots organization **Sustainable Nantucket** is focused on developing a local and self-sufficient food system. Efforts include education, advocacy, and partnerships with local food producers and consumers.¹⁴⁷
- The **Nantucket Resource Partnership** is a non-profit working to create an efficient and sustainable food security system on Nantucket through research, partnership building, education, and outreach. Their three primary projects include an online referral tool to connect Nantucket residents experiencing food insecurity with local programs; a fresh produce delivery service; and the creation of a comprehensive report on food insecurity on the island. In 2023, the group received a grant from the state's Executive Office of Energy and Environmental Affairs to address food insecurity on the island.¹⁴⁸

Recent Plans and Reports

- **2021 Coastal Resilience Plan (CRP)**. Aimed to be a roadmap for Nantucket to reduce its risk and build resilience to flood and erosion along the coastline, the Coastal Resilience Plan outlines island-wide and site-specific recommendations for the next ten to fifteen years and beyond. Strategies include specific projects, regulatory updates, and addressing climate impacts related to coastal resiliency on Nantucket. Recommendations include priority projects, regulatory updates, proposed governance structures for the Town to implement the plan, and best practices for property owners to prepare their assets for climate risks. The CRP was adopted by the Select Board in January of 2022, and with the creation of CRAC and the Coastal Resilience Coordinator, action is underway to implement several priority projects. Table S-2 provides an overview of progress as of September 2024.

Table S2. Coastal Resilience Advisory Committee CRP Recommendation Progress		
Status	Project	Target Implementation Date
Complete/ Ongoing	Community outreach on Property Owner Resilience Best Practices	2023, Ongoing
	Updates to Wetland Ordinance and Regulations	2025
	Coastal Resilience and Sustainability Interdepartmental Working Group	2022, Ongoing
	Joint Staff Review of Development Proposals	2022, Ongoing
	Coastal Resilience and Sustainability Program	2023, Ongoing
	Shoreline Change Monitoring Program	2024, Ongoing
	Update locally adopted sea level rise scenarios and Best Available Flood Hazard Data	2022
Underway	Sediment Sourcing and Transport Study	2024
	Stormwater By-laws Assessment	2025
	Stormwater By-law and Regulation Update	2025
	Downtown Neighborhood Flood Barrier – Phase 1 Project	2025
	Polpis Road Raising, Culvert Expansional and Wave Attenuation at Sesachacha Pond	2035
	Coatue Erosions Management and Dune Resilience	2025
	Baxter Road Relocation Planning	2030
In development	Updates to Zoning By-Law	2025
	Strategic Retreat and Relocation Program	2024, Ongoing
	Steamboat Wharf Resilience	2030
	Ames Avenue Bridge Resilience	2025
	Madaket Erosion Management Pilot and Ames Avenue Bridge Protection	2025
	Department of Public Works Facility and Landfill Resilience	2024
Source: Presentation to CRAC, Leah Hill, September 10, 2024. https://www.nantucket-ma.gov/AgendaCenter/ViewFile/Agenda/14304?html=true		

- **2020 Sustainability Assessment Recommendations Report**, The Sustainability Assessment Recommendations Report produced a Sustainability Framework that catalogs sustainability commitments Nantucket has made collectively as a Town government and within various departments. The highest priority recommendation was for the Town to establish more specific goals and policies to implement in each Priority Area (Community Preservation, Economic Vitality, Inclusivity, Resilience, and Good Governance). To that end, Nantucket’s Sustainability Manager is looking to develop a climate and sustainability plan for the town.

Following the report, Nantucket adopted the new Sustainability and Resiliency Filter Framework to assess or screen any potential town programs, projects, actions, or initiatives to ensure it meets Nantucket's priorities and values as it relates to a more sustainable future for all. The framework covers five priority areas, including community preservation, economic vitality, inclusivity, resilience, and good governance. However, the Town Manager notes in the 2024 Annual Town Report that adding the sustainability and resilience lenses to planning, design, and cost forecasting does increase project risks and costs and requires more focus, resources, money, staff, and disciplined project management."¹⁴⁹

- **2019 Town of Nantucket Natural Hazard Mitigation Plan (HMP).** Approved by the Select Board and FEMA in 2019, the Natural Hazard Mitigation Plan identified natural hazards and risks, infrastructure vulnerabilities, existing capabilities, and strategies that can be undertaken by Nantucket to prevent loss of life and reduce property damage. The HMP's five-year timeline ended in March of 2024 and an update is underway. The 2019 plan outlined the following objectives:
 - Increase access to and awareness of funding sources for hazard mitigation projects.
 - Identify mitigation initiatives to be implemented if and when funding becomes available.
 - Connect hazard mitigation planning to other community planning efforts.
 - Improve the mechanisms for pre- and post-disaster decision making efforts.
 - Improve the ability to implement post-disaster recovery projects
 - Enhance and preserve natural resource systems.
 - Inform protection of historic resources.
 - Inform efforts to build resilience.
 - Educate residents and policy makers about natural hazard risk and vulnerability.
 - Complement future Community Rating System efforts.

Additionally, the HMP lists five areas of concern: access to the mainland, isolation within the island, historic resources, power supply resiliency, and climate change.¹⁵⁰ These focus areas will guide mitigation efforts, uniting the diverse work needed to address hazards. As related to the Master Plan, the 2019 HMP calls for review and revision of the Nantucket Master Plan and NP&EDC area plans for consistency with the HMP and suggests the action item to review natural hazard mitigation priorities every five years.

- **Nantucket Planning & Economic Development Council Area Plans.** The NP&EDC has prepared several area plans covering the island's various neighborhoods. The Appendix contains a summary of sustainability-related highlights and recommendations from the area plans as of September 2024.

■ **Current Climate and Resilience Initiatives**

Seventy-five projects bridging seven Town departments and a dozen different topic areas officially make up the Town's sustainability efforts as overseen by the Sustainability Programs Manager. From PFAS remediation at the airport to water quality testing at Nantucket Harbor, the topic of sustainability and efforts to make Nantucket a more sustainable and resilient place connect people across the Island. Inter-departmental sustainability and resiliency meetings draw participants from Administration, Communications, NRD, PLUS, Energy, Airport, Sewer, Culture & Tourism, and Public Works. While many projects focus on environmental sustainability, efforts to address social and economic sustainability are a focus of the new Sustainability Programs Manager.¹⁵¹ Table S3 provides an overview of selected municipal sustainability projects. Many other projects are described elsewhere in this plan.

■ Localized Erosion Monitoring Program

The Coastal Resilience Coordinator and NRD staff actively monitor erosion along Nantucket’s coast using a series of stations across town, mostly along the south shore where erosion is historically highest. Sites are checked year-round following any storm, and monthly during the winter months, when strong storms and high winds pull sand away from beaches, banks, and dunes.¹⁵² This program will help inform other coastal resilience projects by producing accurate data about erosion rates threatening the island and its infrastructure.

Table S3. Nantucket Sustainability Projects	
Topic	Project
PFAS	Surfside Water Main Expansion Project; Pilot Influent PFAs Sampling Program at Surfside Water Treatment Facility; Surface and Groundwater PFAs Testing at Madaket Landfill; ongoing airport projects
Coastal Resilience	Shoreline Change Monitoring Program; SLR Scenario and Best Available Flood Hazard Data Update; Downtown Neighborhood Flood Barrier; Madaket Erosion Mitigation Pilot; Polpis Road Raising and Bridge Conversion at Folgers Marsh; Polpis Road Raising, Culvert Expansion, and Wave Attenuation at Sesachacha Pond; Coatue Erosion Mitigation and Dune Resilience; Coastal Resilience Districts; Surfside Waste Treatment Plant Dune Restoration
Baxter Road & Sheep Pond Road	Baxter Road Notice of Intent; Baxter Road Alternative Access Project; Sheep Pond Road Alternative Access
Water Quality	Nantucket Harbor Watershed/Groundwater Study; Washington Street Bioretention Area
Administrative	Conservation Commission Regulation Update
Historic Preservation	Resilient Nantucket, Demolition Delay
Hazard Mitigation	Hazard Mitigation Plan Update
Parks & Recreation	Concessions Stand Resilience at Jetties & Children’s Beach
Solid Waste	Solid Waste Management, Food Waste Project, Water-based Paint Recycling, Book recycling
Sewer	Surfside Wastewater Treatment Plant Dune Restoration
Source: Town of Nantucket Sustainability Programs Manager and 2023 Annual Town Report	

■ Zoning for Sustainability

Zoning serves as a tool to promote sustainable land use and protection of critical natural resource areas that provide ecosystem services and enhance resilience (see Map S-4. Zoning Protections). The Town’s foundation, detailed further in the [Built Systems](#) chapter’s Land Use section, supports sustainability by concentrating development where infrastructure such as roads, water, and sewer already exists, ensuring efficient use of resources. Zoning also limits the conversion of undeveloped land by promoting infill and redevelopment, keeping ecosystems and the services, they provide intact.

Two zoning districts connect sustainability and land use on the island. The Town’s Flood Hazard Overlay District, coincident with FEMA’s National Flood Hazard Layer, was created to promote public safety, reduce public emergencies and utility outages due to flooding for citizens, and reduce costs associated with flood response.

The Solar Overlay District in Madaket allows solar energy facilities by right, promoting this renewable energy source and increasing energy independence. See the Land Use chapter for more information about these zoning districts.

Nantucket's Coastal Resilience Plan recommends several updates to current zoning to better coordinate the Town's coastal hazards, resilience goals, and zoning with the long-term planning goal of proactively reducing density and managing future investment in Priority Action and High Coastal Risk Areas as delineated in the Plan. Suggested changes include establishing a protocol for Planning staff and Planning Board review of development proposals within Priority Action and High Coastal Risk Areas for consistency with long-term planning goals of reduced density and development and solicit input on proposed plans from PLUS, the Town Engineer, DPW, Sewer Department, building inspector, coastal resilience coordinator, historic preservation staff, conservation agent, and other critical departments.¹⁵³

■ Demolition Delay

Nantucket's demolition delay bylaw helps create a more sustainable Nantucket by recycling housing, keeping building material out of the landfill, and limiting the need for new construction. Reused residential structures are also often used to provide year-round housing units, supporting affordable housing on the Island. And although it is focused on the demolition of historic structures, preservation groups also support this bylaw as it helps protect and retain the historic character of Nantucket.

■ Municipal Vulnerability Preparedness Program

Nantucket participates in the Commonwealth's Municipal Vulnerability Preparedness Planning Grant Program (MVP) and is a designated MVP Community through 2026. Completion of the MVP program and designation as an MVP Community makes Nantucket eligible for MVP Action Grant funding and increases Nantucket's standing for other grant opportunities from the state.

To earn this designation, the Town completed a Community Resilience Building (CRB) workshop and report in 2019 that outlined top hazards and vulnerabilities facing the island due to climate change. Top-priority hazards identified by stakeholders during the CRB workshop include coastal flooding, severe storms (wind, rain, and surge), sea level rise, erosion, high wind, and wildfires and droughts. To address these hazards, top-priority actions are identified as: resiliency coordination, addressing isolation from the mainland, tidal wetland protection and restoration, historic preservation guidelines, and an infrastructure resiliency plan.¹⁵⁴ This workshop aligned community priorities and values using stakeholder engagement to establish current conditions and prioritize actions, providing a foundation to pursue funding.

With its first MVP Action Grant in 2019, the Town started the Resilient Nantucket program, combining planning efforts to increase resilience of the built environment, protect historic character, and sustain natural resources. Several projects have come out of the Resilient Nantucket program, such as:

- **2020 Resilient Nantucket:** 3D Digital Documentation and Sea Level Rise Visualization used LiDAR scanning to digitally document the core of Nantucket Town, its waterfront, and Brant Point, a project launched by the Town and Preservation Institute Nantucket.¹⁵⁵ These visualizations supported work at a nationwide conference, "Keeping History Above Water: Nantucket," which identified community values and priorities for historic property adaptation and the need for design guidance.
- **2021 Resilient Nantucket:** Flooding Adaptation & Building Elevation Design Guidelines adopted in 2021 by the Historic District Commission to address the threat of short- and long-term flooding caused by sea level rise on Nantucket's historic, architecture, and cultural resources.¹⁵⁶ These guidelines completed Strategy F8

from the Natural Hazard Mitigation Plan which called for the development of resilient design guidelines to complement the existing design guidelines, *Building with Nantucket in Mind*.¹⁵⁷

- **2021 Resilient Nantucket: Nantucket Resilience Toolkit** serves as an island-wide resource for real estate and insurance professionals, conservationists, property owners, and landowning organizations. It provides information on all aspects of flooding, from risk to adaptation alternatives, for historic properties, cultural sites, and the island's larger cultural landscape. The toolkit recognizes the importance of personal preparedness and offers resources to support the preparation of emergency plans for families, homes, and businesses.¹⁵⁸

■ Current Energy Initiatives

Nantucket PowerChoice is an electricity aggregation program managed by the Town. This program appoints First Point Power as the island's electricity supplier while National Grid remains Nantucket's electric utility company that manages electricity transport and billing. Residents can choose between the Standard plan (13.967 ¢/kWh) or the 100 percent renewable sources PowerChoice Green plan at a higher cost (16.847 ¢/kWh).¹⁵⁹ Statewide, PowerChoice programs provide municipalities and their residents with more transparency, choice, and control in the sources of their electricity.

In 2020, Nantucket joined 300 other municipalities in the state as a Massachusetts Green Community, committing to reduce municipal energy consumption and lower emissions. Since establishing a baseline in 2018, the Town has successfully reduced its energy consumption each year through conservation and efficiency measures. This includes all power and fuel consumed by municipal facilities and vehicles, with 13 percent and 19 percent reductions in these areas, respectively, from 2018 to 2023.¹⁶⁰ \$477,488 in Green Community grants supported these impressive results, funding high-efficiency heat pumps, LED lighting, and EV charging stations.¹⁶¹

To qualify for the Massachusetts Green Communities Program, Nantucket had to adopt the state's stretch energy code in May of 2019. Municipalities can opt-in and strive for greater building energy efficiency and cost-effective construction than the state's base code requires. In addition to the benefits that come with Nantucket's Green Communities designation, adopting the stretch energy code supports a variety of sustainability initiatives in the built environment.¹⁶²

The Historic District Commission reviews and approves exemptions to the stretch code for historic structures via Historic Determinations. This is done when compliance with the stretch code would threaten, degrade, or destroy the historic form, fabric, or function of the building.

The Massachusetts Department of Energy Resources updated the Stretch Energy Code in 2022 which increased the energy performance standards of new and renovated buildings. However, the consequences of rescinding Nantucket's commitment to meet the stretch energy code are extreme, from the energy savings for individual property owners to grant funding for crucial coastal resilience initiatives. The Energy Office serves as a public resource for understanding the implications of the stretch energy code.

Built Systems

Land Use

Intense development defines Nantucket's land use in and around the historic centers of Downtown and mid-island, while low-density development and preservation dominate outside of those areas. Since the rise of tourism as a key piece of Nantucket's economy in the mid-nineteenth century, the Town has been working to balance the need for land to support a growing population and economy with the preservation of Nantucket's historical and natural features that enrich the lives of residents and attract visitors. The town also has to balance the increasing challenges to safety, infrastructure, and uses that climate change, erosion, and flooding will have on existing land uses, and the existing and future land use patterns on the island.

Land Use Patterns

■ Institutional, Open Space, and Conservation Uses

The preservation of open space has been one of the driving land use patterns on Nantucket since the mid-twentieth century. Historically, the purchase and preservation of undeveloped land was one of the primary growth management strategies on the island. Since the 1980s, the amount of tax-exempt land and open space has increased from 34 percent in 1987 to 61 percent in 2023, mainly due to acquisitions of unrestricted, undeveloped land for conservation.^{163,164} Over the same period, the share of developed land rose from 13 percent to 34 percent. While the inventory of tax-exempt properties includes some religious, educational, and governmental uses, most of it is land preserved for conservation and recreation. The Assessor's Office reports that conservation organizations or public entities own approximately 15,500 acres, roughly 54 percent of Nantucket's total land area.¹⁶⁵

Private mission-driven non-profits own and manage much of the island's open space for conservation, wildlife protection, and research. Organizations such as the Nantucket Conservation Foundation, the Linda Loring Nature Foundation, the Massachusetts Audubon Society, the Madaket Land Trust, and the Tuckernuck Land Trust own over 10,000 acres of land in conservation trust on Nantucket. The Nantucket Land Bank owns nearly 3,000 acres of land, funded through a two percent transfer tax on property sales.¹⁶⁶

■ Residential Development

After conserved open space, residential land is the island's second most common land use class. Residential land uses, including year-round and seasonal residential properties, occupy 28.5 percent of Nantucket's total land. Most residential development is in Downtown Nantucket and the mid-island area, with smaller clusters in Tom Nevers, Madaket, and Siasconset villages. Residential land extends out from Downtown and mid-island along the coasts of Nantucket Sound and Nantucket Harbor. The housing stock in Downtown and along the harbor includes single- and multi-family residences. However, single-family homes account for most residential properties in the mid-island area and the outlying villages.

As shown in Table LU1, single-family residential use makes up 46.5 percent of all residential land and 13.8 percent of the island's total land area. Nantucket allows two or three houses on a single lot in most residential districts, so it is no surprise to see that properties with multiple detached dwellings on a single lot comprise another 43.9 percent of all residential land. Multi-family developments, defined as any structure containing two or more units, comprise only 2.2 percent of residential land. The remaining seven percent of residential land includes other residential uses, such as accessory structures. In addition, there are 291 acres (one percent of Nantucket's land)

of mixed-use parcels, most of which have a residential component. Figure LU1 shows a complete breakdown of land uses in Nantucket.

With limited available developable land, housing development on Nantucket has shifted from primarily subdivisions to reconstruction or replacement of existing homes and infill development. The character of residential development has also changed over time, moving toward larger structures and smaller lots. Between 1980 and 1999, the average single-family structure consisted of 3,814 square feet (sq. ft.), and the average lot area was 0.87 acres. In the twenty years that followed (2000-2019), the average single-family building area increased to 4,793 square feet (sq. ft.) – a 25 percent jump in floor area - while the average lot decreased 31 percent to 0.57 acres. Across all residential land uses, the average lot size decreased by 21 percent.

Since the last Master Plan, most new residential units (52.2 percent) have been built in the Town Overlay District (TOD). Development in the Country Overlay District (COD) has primarily occurred in the more rural Limited Use General (LUG 1-3) districts, accounting for 35.1 percent of all new development.

Table LU1. Existing Land Uses by Acreage		
Land Use	Total Acreage	Percent of Total Land (Excluding Water)
Agriculture	65.61	0.2%
Commercial	248.44	0.9%
Industrial	49.11	0.2%
Mixed-use	291.32	1.0%
Open land (not otherwise classified as open space)	401.20	1.4%
Recreation	511.60	1.8%
Residential	8,176.80	28.5%
Single-family	3,979.00	13.9%
Multiple houses on one lot	3,755.52	13.1%
Two or more units	187.23	0.7%
Other	647.81	2.3%
Open space, public land, and institutional uses (tax-exempt)	17,437.86	60.7%
Undeveloped	1,513.58	5.3%
Developable	1,268.07	4.4%
Undevelopable	190.77	0.7%
<i>Total</i>	<i>28,705.11</i>	<i>100.0%</i>
Source: MassGIS Land Use Data for the Town of Nantucket FY2024		

■ Commercial, Industrial, and Agricultural Development

Commercial and industrial uses provide essential services for residents and visitors, making up just over one percent of Nantucket's total land area. Unlike most communities, Nantucket lacks ready access to a wide range of commercial goods and services because it is an island, so there are no nearby towns. The community's daily needs – such as restaurants, groceries, bulk food, home supplies, and car parts – must be met on the island or delivered via boat or ferry.

Commercial uses on Nantucket are concentrated in Downtown and mid-island, especially in historic commercial areas lining Nantucket Harbor, along Easy, Main, and Broad Streets, and along Orange and Pleasant Streets in mid-island. Smaller pockets of commercial activity exist in the village centers, most notably in Siasconset. The nature of commercial activity varies considerably between the villages and the Downtown and mid-island. Many services and major retailers, including the island's large-scale grocery stores, are in Downtown or mid-island. Commercial activity in the villages tends to be smaller service-oriented businesses, such as restaurants and private clubs.

Since 2000, Nantucket has experienced minimal commercial land development. Only 16 percent of commercial structures on the island were built after 2000, the same share as those built before 1925. Most new commercial development has occurred in the Town Overlay District, accounting for 87 percent of all new commercial buildings. Industrial land is only 0.2 percent of the island's land area, mainly in and around Nantucket Memorial Airport. Nantucket has 65 acres of agricultural land and 35 acres of mixed-use agricultural land, comprising 0.3% of the island's land. Much of this agricultural land is on the island's south side around Bartlett Farm Road.

■ Buildout and Development Potential

Nantucket has been working on a buildout analysis with Weston & Sampson to study and document the Town's current development, estimate future demand for dwellings, and calculate how many additional units could be created under current regulations. The study builds upon the 2020 Sewer Master Plan (SMP), which conducted a similar analysis for 4,000 parcels in the Town's sewer area. The new study analyses the buildout for non-sewered areas of the island (i.e., areas outside the SMP).

The study identified 6,790 dwelling units in the study area and estimated demand for an additional 828 to 9,216 units by 2050, depending on population and household growth. Using GIS modeling and Excel calculations, the buildout analysis identifies how many new units could be created by subdivision and redevelopment of existing lots under the Town's current zoning. The results show that most of Nantucket's development potential is in infill development and redevelopment, with limited opportunities for subdivision. According to the buildout study, 90 percent of Nantucket's existing lots outside the SMP cannot be further subdivided under current zoning. At most, 657 new buildable lots could be created through subdivision. The districts with the most subdivision potential are the R-40, R-5, R-5L, R-1 and SR-1 districts.¹⁶⁷ These areas have current buildouts of closer to 80 percent, compared to the buildout rates of over 90 percent in other areas.

While Nantucket is approaching buildout in terms of new legal lots, the existing lots support only 41 percent of the units they could support under current zoning. According to the analysis, Nantucket could allow 9,615 more dwellings under its current zoning on existing non-SMP lots. Opportunities for infill development exist throughout the island, with very few districts built out at over 50 percent of their zoned capacity. Figure LU2 maps the location and number of potential dwelling units on Nantucket. However, rising sea levels and other environmental concerns will reduce the number of potential buildable lots and dwellings over time. By 2050, the zoned capacity will decline from 9,615 units to 9,425 units due to environmental constraints and sea level rise.¹⁶⁸

Land Use and Zoning

Nantucket's zoning evolved during the middle of the twentieth century and initially focused on preservation rather than land use. An initial "gentleman's agreement" in the 1930s among the island's decision-makers and builders grew out of the growing tourism economy; it set guidelines for new and existing construction based on the design of Nantucket's historic structures. This approach was codified in 1955, when Downtown and 'Sconset together were designated one of the first two local historic districts in the Commonwealth, after Beacon Hill. The district was extended to cover the entire island in 1971. These early preservation efforts and land conservation work drove most of the island's regulatory development framework until the Town formally adopted zoning in 1972. As a result, much of Nantucket's historic land patterns evolved without consistent direction and planning. Nantucket adopted its current zoning system in 2006 to guide and shape development better.¹⁶⁹ In addition to any required zoning review, all projects altering the exterior of property anywhere on the island must go before the Historic District Commission for their review.

Nantucket's approach to zoning is somewhat dated. The Town has established an unusually large number of use districts - twenty-eight- each with dimensional requirements and allowed uses. The districts follow a hierarchical system based on the desired use types and intensity of development, i.e., a "pyramid." At the top of the hierarchy are the Town and County Overlay Districts. The Town Overlay District (TOD) permits higher density. It encompasses the traditionally built-up areas of Downtown and mid-island. The Country Overlay District (COD) comprises lower-density areas outside of Downtown and mid-island, along with the outlying villages. Within each overlay district, the use districts are categorized as either residential or commercial, indicating the types of activity allowed there. Three additional zoning districts fall outside of the Town and Country system - the Moorlands Management District (MMD)¹⁷⁰, the Our Island Home District (OIH), and the Assisted/Independent Living Community District (ALC), which address specific needs for resource protection and senior housing.

■ Town Overlay District (TOD)

The TOD covers approximately 12 percent of the island and is located in and around Downtown and mid-island. TOD is the most developed portion of Nantucket and has the most access to public sewers, water, public transit, paved roads, and services. With its existing infrastructure and dense building patterns, the TOD aims to create the opportunity for development, promote infill development, support affordable year-round housing options, and encourage non-motorized transit.

The TOD includes eight residential districts. Table LU2 shows the density and bulk standards for each of the districts. All TOD residential districts allow up to two dwellings by right, as well as accessory dwelling units and garage apartments. All districts allow duplexes by right except the Residential Old Historic (ROH) District, which requires a special permit. The R-5, R-10, R-20, and R-40 districts also allow a third dwelling on a lot subject to certain density standards. However, at Town Meeting 2025, a temporary moratorium on the creation of tertiary dwellings was put in place, following the passage of Section 8 of Chapter 150 of the Acts of 2024 in the Massachusetts Commonwealth legislature. This Act allows accessory dwelling units (ADUs) by-right in single-family zoning districts, which would allow up to four units in most lots. Therefore, the town has temporarily paused the creation of tertiary units while the town assesses the impact of the new law and considers any zoning changes required. These residential districts largely restrict commercial or industrial uses except for home businesses¹⁷¹, day care centers, and certain uses that are tied to agriculture and animal handling related uses such as kennels, stables, and animal hospitals¹⁷²

The primary distinction between TOD residential districts is density regulations, including minimum lot sizes, maximum ground cover, and setback depths. As shown in Table LU2, the ROH, R-1, R-5, and R-5L districts allow

for the highest density, while the R-10, R-20, and R-40 districts offer more moderate density, corresponding to their minimum lot size requirements. District boundaries are shown in Map LU-1.

Type	District	District Symbol	Minimum Lot Area (sq.ft.)	Frontage (ft.)	Setbacks		Maximum Ground Cover
					Front (ft.)	Side/Rear (ft.)	
Residential	Residential Old Historic	ROH	5,000	50	0	5	40%
	Residential-1	R-1	5,000	50	10	5	30%
	Residential-5	R-5	5,000	50	10	10/5*	40%
	Residential-5 Limited	R-5L	5,000	50	10	10/5*	30%
	Residential-10	R-10	10,000	75	20	10	25%
	Residential-10 Limited	R-10L	10,000	75	20	10	25%
	Residential-20	R-20	20,000	75	30	10	12.5%
	Residential-40	R-40	40,000	75	30	10	10%
Commercial	Residential Commercial	RC	5,000	50	None	5	50%
	Residential Commercial-2	RC-2	5,000	40	10	5	50%
	Commercial Downtown	CDT	3,750	35	None	0/5	75%
	Commercial Mid-Island	CMI	5,000	50	None	None	50%
	Commercial Neighborhood	CN	7,500	50	5	5/10	40%
	Commercial Trade, Entrepreneurship and Craft	CTEC	10,000	50	10	5/10	40%
	Commercial Industrial	CI	15,000	75	20	0/10	25%

Source: Nantucket Zoning Bylaw, Chapter 139, Section 16 Intensity Regulations, accessed October 2024 <https://ecode360.com/11471610#11472184>

The TOD contains eight commercial districts. Table LU-2 shows the bulk standards for each of these districts. These districts allow a range of commercial activities, mixed-use development, and apartments. The Commercial, Trade, Entrepreneurship and Craft (CTEC) district is the most restrictive, allowing the fewest uses. Generally, the districts are uniform in their allowed uses but vary in intensity based on minimum lot sizes, setbacks, and maximum ground coverage.

The TOD also includes the only industrial use district on Nantucket, the Commercial Industrial (CI) district, primarily focused on the area surrounding Nantucket Memorial Airport. This district supports essential industrial and utility needs on Nantucket, such as transfer stations, petroleum production and storage, and junkyards, while prohibiting residential uses.

■ Country Overlay

The Country Overlay District (COD) makes up 82 percent of Nantucket's land and includes the rural areas of the island such as Polpis, Cisco, and Miscomet, as well as the outlying villages of Siasconset, Tom Nevers, and Madaket. The COD aims to discourage development and sprawl emanating from the more densely developed TOD, protecting the island's historically rural land use patterns. Low-density residences and large tracts of open space define the COD District. However, the COD also accounts for moderate density development in the historic village areas of Madaket and Siasconset. The COD generally does not have access to public sewer, though Siasconset and some areas immediately adjacent to the TOD do have access. Map LU-1 shows the locations of the COD districts.

- **Country Residential Districts.** The COD includes eight residential districts divided between village and limited-use general districts, as shown in Table LU3. Village districts, such as SOH, SR-1, SR-10, SR-20, and VR, are moderate-density areas supporting Siasconset and Madaket villages. Like the TOD residential districts, they allow up to two dwellings per lot, accessory dwelling units, and garage apartments.

The Limited Use General districts (LUG-1, LUG-2, and LUG-3) are the least dense residential areas and comprise most of the COD and the island. Together, they regulate development on 79.3 percent of Nantucket, with the LUG-3 alone comprising 68.5 percent. These districts generally allow the same uses as the other COD residential districts. The main difference is the intensity of development permitted, with up to three dwellings on a lot and minimum lot sizes ranging from 40,000 to 120,000 square feet, more than double the allowed lot size in other COD residential districts, and significantly lower minimum ground cover (Table LU3).

These land use regulations create a pattern of moderate density in existing villages and low density with large amounts of open space in surrounding areas.

Type	District	District Symbol	Minimum Lot Area (sq.ft.)	Frontage (ft.)	Front Setback (ft.)	Side/Rear Setbacks (ft.)
Residential	Sconset Old Historic	SOH	5,000	50	0	5
	Sconset Residential-10	SR-10	10,000	75	15	5
	Sconset Residential-1	SR-1	10,000	75	15	5
	Sconset Residential-20	SR-20	20,000	75	30	10
	Village Residential	VR	20,000	100	20	10
	Limited Use General 1	LUG-1	40,000	100	35	10
	Limited Use General 2	LUG-2	80,000	150	35	15
	Limited Use General 3	LUG-3	120,000	200	35	20
Commercial	Village Neighborhood	VN	10,000	50	10	10

	Village Trade, Entrepreneurship and Craft	VTEC	40,000	100	30	20
Source: Nantucket Zoning Bylaw, Chapter 139, Section 16 Intensity Regulations, accessed October 2024 https://ecode360.com/11471610#11472184						

- **Country Commercial Districts.** The COD includes two commercial zones to support the village centers in the overlay, as shown in Table LU-3. These districts allow a minimal range of commercial activities, prohibit apartments, and only allow residential uses as accessories to commercial ones. The Village Neighborhood (VN) and Village Trade, Entrepreneurship, and Craft (VTEC) Districts do not allow restaurants, supermarkets, and other commercial activities. Still, they allow some light industrial uses, such as bulk merchandise retail, light manufacturing, and certain warehousing activities, all prohibited in the TOD commercial districts.

■ Other Districts

The **Moorlands Management District** (MMD) aims to protect Nantucket's heaths and moorlands, a rare and endangered landform in North America.¹⁷³ This district allows only conservation and recreation uses and single-family dwellings of no more than 800 square feet. Larger single-family homes and subdivisions require a Special Permit. All developments must undergo Site Plan Review, adhering to performance standards that protect the moorlands, heath, endangered plant and animal species, and scenic views. The MMD is located on the island's southwestern shore and covers approximately 1,800 acres.

The **Our Island Home (OIH)** and **Assisted/Independent Living Community (ALC) Districts** focus on providing housing for Nantucket's senior population. These districts allow only senior-restricted housing or uses to support elderly housing, including by-right apartments for seniors age 55 and older, nursing homes, and services for seniors, long-term care residents, and disabled persons. The ALC district additionally allows elder housing facilities, employee housing, and affordable housing by Special Permit.

■ Overlay Districts

In addition to the TOD and COD Overlay Districts that comprise most of Nantucket's zoning, the Town has several other overlays that manage various needs or concerns. Table LU-4 outlines each of these districts and what they control.

Overlay	Description
Formula Business District	The Formula Business District aims to exclude national chain and formula-based businesses from Nantucket's traditional downtown areas.
Mid-Island Planned Overlay District	The Mid-Island Planned Overlay District's goal is to promote consistency and quality of design and siting of buildings and ensure a pedestrian and bicycle-friendly environment in the Mid-Island area. Within the district, all new or expanded commercial uses are subject to minor site plan review if they are not subject to major site plan review.
Village Height Overlay District	The Village Height Overlay District limits the maximum height of any building in the overlay to 25 feet.
Nantucket Cottage Hospital Overlay	The goal of the Nantucket Cottage Hospital Overlay is to provide increased flexibility in design and use to ensure the best use of the Nantucket Cottage Hospital site. The district requires major site plan

Table LU4. Nantucket's Zoning Overlay Districts	
Overlay	Description
	review where a proposed expansion or alteration exceeds the maximum standards of the underlying Commercial Neighborhood District and allows housing by right.
Public Wellhead Recharge Overlay	The Public Wellhead Recharge Overlay prohibits hazardous and industrial uses and uses with heavy septic requirements to protect the Town's groundwater supply.
Flood Hazard Overlay District	The Flood Hazard Overlay District aims to increase public safety and reduce flood risks and damage in flood-prone areas. The district includes all flood hazard areas in Nantucket. It imposes flood hazard mitigation requirements such as requiring base flood elevation data, prohibiting construction within a floodway, and requiring construction only above the mean high tide line.
Harbor Overlay	The goal of the Harbor Overlay District is to protect Nantucket's historic water-dependent uses. The district forbids creating or expanding non-water-dependent uses that would displace or disrupt existing water-dependent uses or infringe upon existing public access. The district also imposes design standards.
Solar Energy Overlay	The Solar Energy Overlay District allows solar energy facilities by right and imposes permitting and design standards.

■ Other Regulations

- **Lot Regularity Formula.** In addition to any bulk requirements imposed on development through minimum lot areas and frontages, Nantucket requires that all lots meet the Town's regularity requirement. The formula intends to create an orderly and regular land development by encouraging uniform lot shapes. "Regularity" is calculated by multiplying the area of the lot (in square feet) by sixteen and dividing the result by the lot's perimeter (in feet). A lot complies if the result is greater than or equal to 0.55. To encourage smaller lot sizes and clustering, Nantucket offers several development options and density bonuses that are exempt from the regularity requirement.
- **Major Commercial Development.** Nantucket requires a Special Permit for any major commercial development, even if the use is allowed by right in a district. Under the Town's regulations, a major commercial development includes any new construction for a commercial use exceeding 4,000 square feet, requiring twenty or more parking spaces, or serving as a public assembly area that seats 100 or more people. Developments exceeding these thresholds require additional design and site plan review. The Bylaw also allows the Planning Board to require inclusionary housing as part of a major commercial development, on- or off-site.
- **Residential Development Options.** Nantucket's Zoning Bylaw provides two options for cluster residential development. Cluster development is an alternative to traditional subdivisions that allows a developer to create smaller lots while designating a portion of the land as permanent open space. The cluster development option promotes flexible, efficient development that reduces on-site infrastructure requirements while preserving open space. Developers can earn bonuses of up to 10 percent more units than a standard subdivision. Additional bonuses are available for making open space publicly accessible or creating single-family houses, potentially increasing the total unit count by up to 30 percent compared to traditional subdivisions.

- **Flex Development.** The Zoning Bylaw allows Flex Development in the TOD through a Special Permit. In exchange for preserving open space, individual lots within a subdivision may be smaller than the regular minimum lot size. Specific requirements vary by district, as detailed in Table LU4.

Table LU4. Lot Requirement Changes Allowed Under Flex Development					
	R-40	R-20	R-10	R-5	ROH
Minimum Tract Area (Acres)	5	3	2	1	1
Open Land Requirement	70%	50%	40%	30%	25%
Minimum Lot Size (sq. ft.)	10,000	7,500	4,000	3,000	3,000
Normal Minimum Lot Size	40,000	20,000	10,000	5,000	5,000
Maximum Ground Cover	35%	30%	50%	60%	65%
Normal Maximum Ground Cover	10%	12.5%	25%	40%	40%

Source: Nantucket Zoning Bylaw, Chapter 139, Section 8.A.3 Flex Development, accessed October 2024 <https://ecode360.com/11471610#11472184>

- **Open Space Residential Development.** Open Space Residential Development (OSRD) is allowed by right in the COD LUG-1, LUG-2, LUG-3, and VR Districts. As with the Flex Development option, the open space requirements and changes to minimum lot sizes vary by district, as shown in Table LU5.

Table LU5. Lot Requirement Changes Allowed Under OSRD				
	LUG-3	LUG-2	LUG-1	VR
Minimum Tract Area (Acres)	10	10	5	3
Open Land Requirement	80%	75%	65%	60%
Minimum Lot Size (sq. ft.)	10,000	10,000	10,000	10,000
Normal Minimum Lot Size	120,000	80,000	40,000	20,000
Maximum Ground Cover	20%	20%	20%	20%
Normal Maximum Ground Cover	3%	4%	7%	10%

Source: Nantucket Zoning Bylaw, Chapter 139, Section 8.A.4 Open Space Development, accessed October 2024, <https://ecode360.com/11471610#11472184>

- **Special Permits for Secondary and Tertiary Year-Round Residential Lots.** To encourage the creation of year-round resident housing, Nantucket allows the division of a lot into up to three lots by Special Permit if the dwelling created is deed-restricted for year-round residents earning 150 percent or less of the area median income. The Planning Board may allow the creation of two lots in the ROH, R-5, R-10, R-20, and VR Districts and up to three in the R-40, LUG-1, LUG-2, and LUG-3 districts. The Planning Board can waive standard setback and maximum ground coverage requirements if the Board sees fit.
- **Workforce Housing.** Nantucket allows two workforce housing development options by Special Permit: a workforce homeownership housing bonus in the R-5 and R-10 districts and a workforce housing rental

community option in the CN and CMI Districts. Under these programs, the Town requires major site plan review, requires that the units be eligible for Nantucket's Subsidized Housing Inventory, and mandates affordability for the maximum period allowed by law.

- **Workforce Homeownership Housing Bonus Lots.** In the R-5 and R-10 Districts, Nantucket allows a density bonus of 33 percent and 20 percent, respectively, compared to conventional subdivisions. In exchange, 18.75 percent of the total lots must be reserved for households earning up to 80 percent of the area median income, and 6.25 percent must be set aside for households earning up to 175 percent of the area median income.
- **Workforce Rental Community.** In the CN and CMI Districts, Nantucket allows the development of up to thirty-two dwelling units, with at least 25 percent deed-restricted for rental to households earning up to 80 percent of the area median income. This option may be completed as a stand-alone project or as part of a larger development.

■ Resiliency and Impacts on Land Use

The threats to Nantucket caused by climate change will have a significant impact on the way Nantucket uses land. The Nantucket Coastal Resiliency Plan includes a number of zoning and land use-related recommendations on how the Island can rethink its relationship with land uses in light of climate change. The Town also maintains an internal working group composed of Natural Resources, Planning and Land Use Services, Coastal Resiliency Advisory Committee, and the Planning Board to incorporate coastal resiliency into the Zoning Bylaw.

■ Past Planning Efforts

The NP&EDC has prepared several area plans covering island neighborhoods. The Appendix summarizes the land use recommendations found in these plans.

Traffic & Circulation

Understanding how people and goods get to and around a community can inform how the community makes land use and transportation decisions in the future. While roads, vehicles and public transit are essential parts of this analysis, it is also important to consider other modes of transportation such as bicycling and walking, and how these forms of transit interact.

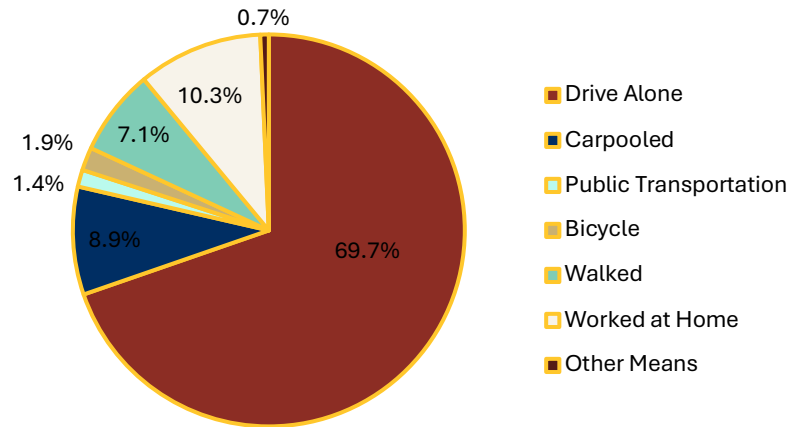
Due to Nantucket's position 30 miles offshore, transportation to and from the island is a critical concern for the life and livelihood of every resident. Additionally, Nantucket's success in establishing itself as a place people want to live and tourists want to visit has had the unintended consequence of increasing congestion for vehicles around the island. Much of Nantucket's recent work has been focused on creating robust alternatives to personal cars to get around the island, which have seen mixed success. Despite this, Nantucket maintains a wide array of transportation options to access a range of residential, economic, and recreational activities.

■ Commuting Patterns

Nantucket’s commuting patterns reflect the island’s separation and distance from the mainland. Driving alone makes up the largest commuting mode share, accounting for almost 79 percent of all commutes (Figure TC-1). It has increased over time as well, up five percent from 2012.¹⁷⁴ Both driving alone and walking to work are also more common on Nantucket than the experience statewide. At the same time, far fewer Nantucket residents work from home or use public transit. Only 10.3 percent of Nantucket residents work from home, compared to 14.6 percent across Massachusetts, and 1.4 percent report public transportation use compared to 7.9 percent statewide.¹⁷⁵ Public transit use may have increased in 2024, as the most recent American Community Survey (ACS) data does not reflect Nantucket’s Wave bus system becoming free in 2024. The share of commuters driving alone continues to grow.

Figure TC1: Means of Transportation to Work for Nantucket Workers in 2022

Source: U.S. Census Bureau American Community Survey 5-Year Estimates (2018-2022) Table SE:A09005



■ Destinations & Origins for Nantucket Workers

Nantucket’s isolation means there is much less inter-community commuting than on the mainland. Sixty-seven percent of Nantucket workers – meaning residents over 16 who work part-time or full-time – work on the island (See also, Tables ED-7 and ED-8). The next most common destination for Nantucket commuters is Boston, with 3.4 percent of commuters.¹⁷⁶ An even larger percentage (77 percent) of Nantucket’s total employment base (those who work on Nantucket regardless of where they live), also live on Nantucket. Other common origins for Nantucket workers include Barnstable, Boston, Falmouth, and Yarmouth. The most common mainland origins for workers are towns with, or adjacent to towns with, ferry terminals.¹⁷⁷

Nantucket residents make over three-quarters of the island’s workforce. The single-largest origin for workers outside of Nantucket is the Town of Barnstable, with 1.5 percent of island workers. Most other points of origin for Nantucket workers are other Barnstable County towns, such as Falmouth, Yarmouth, and Sandwich. However, the third largest source of workers is Boston, with 1.0 percent of workers.

■ Automobiles and Vehicular Traffic

As shown above, automobiles play a critical role in Nantucket’s transportation network, serving as the primary mode of commuting for residents. With limited public transportation, many areas are difficult or impossible to reach without a car. At the same time, the growing number of cars on the island contributes to harmful emissions and the already heavy traffic congestion, which negatively impacts the quality of life for residents and visitors, and hinders Nantucket’s resilience and climate efforts. Reducing the number of personal vehicle trips around the island has been one of the main goals of the Town over the past decade, but efforts to reduce car dependency have produced mixed results. The Town has expanded the mileage of mixed-use paths, established

a park and ride lot, and introduced a fare-free transit pilot program, all of which have increased transit use. However, data shows that both the number of cars and vehicle miles traveled on the island continue to rise.¹⁷⁸

Since 2019, the total number of registered vehicles on the island has risen every year. In 2024, there were almost 22,000 registered vehicles on Nantucket, 90 percent of which are passenger cars. The number of average miles traveled per vehicle is also rising. In 2024, the number of vehicles on the island also surpassed estimated capacity of the island’s roads which was calculated in 1999. While this capacity figure is over 25 years old, and the town has made significant strides in recent years, the figure still indicates that the number of vehicles on the island is stressing the town’s ability to support vehicular traffic.

In 2024, the average daily vehicle miles travelled (VMT) for vehicles registered on Nantucket was 18.6 miles, a 12 percent increase from 2023, and the highest average since 2020. While Nantucket vehicles on average travel significantly fewer daily miles compared to the Massachusetts average, the limited size of the land, and the high concentration of traffic means that these figures do not represent a meaningfully lower volume of traffic relative to state averages.

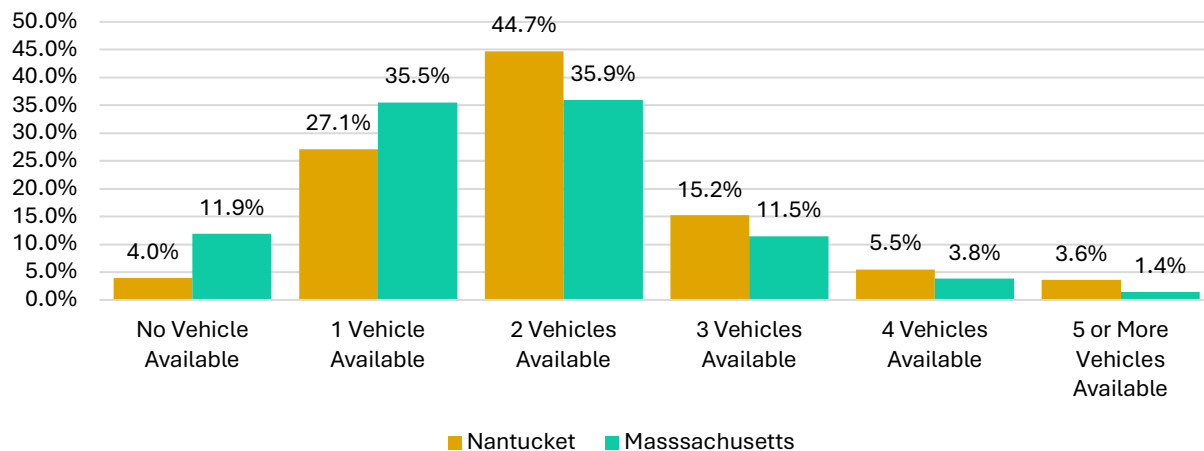
The high number of vehicles contributes to high amounts of congestion around the island, and especially in downtown and mid-island. In these areas personal vehicles from year-round residents compete for parking, road space and access with cars coming onto the island with visitors and trucks transporting goods brought in on the ferries. This leads to significant traffic delays, which impacts residents and visitor’s daily lives. Community engagement has indicated that traffic congestion and reliable travel times are a key concern on the island.

■ Household Vehicles

Personal vehicles are the primary means of getting around the island for residents. As shown in Figure TC-2, the number of cars per household on the island is noticeably higher than the mainland. According to ACS 2022 data, Nantucket households own an estimated 9,411 vehicles, averaging 2.01 per household. Meanwhile, across Massachusetts, the average is only 1.64 vehicles per household.¹⁷⁹

Figure TC2: Households by Vehicles Available in 2022

Source: U.S. Census Bureau, ACS 5-Year Estimates 2018-2022 Table B08201



■ Rental Cars, Taxis, and Ride Shares

As an island tourist destination with limited vehicle access, many visitors and some residents opt not to use personal cars on Nantucket, instead relying on rental cars, taxis, and ride shares. The island is home to six rental car companies and several taxi companies. Nantucket regulates the maximum fare a taxi may charge, based on

the number of passengers, the origin of the trip, and the destination.¹⁸⁰ Rideshares such as Uber and Lyft are also widely used. In 2022, 281,611 ride share trips originated on the island, a decrease from 2018 but an increase from the low ridership during the pandemic. Nantucket also collects a state-mandated surcharge on ride shares, generating \$28,000 in revenue in 2022.¹⁸¹

■ Parking

Parking is a major concern for Nantucket. Nantucket's seasonal tourism creates an incredibly high but temporary demand for parking during the peak season in the summer. The limited capacity of the Steamship Authority to accommodate cars on ferries, with vehicle spots frequently booking out weeks or months in advance, has also led to an increase in parking on the island as many residents and workers leave a vehicle on the island since they cannot reliably transport the vehicle back and forth. As many of the historic areas do not have off-street parking, downtown residents must also compete with visitors for the limited on-street parking available.

■ Downtown

Much of the traffic concerns are based around downtown due to its high concentration of destinations and ferry access. Downtown has an estimated shortage of 374 parking spaces during the peak season.¹⁸² Currently, downtown offers 750 on-street, time-limited parking spots, 100 spaces in the Town's Washington Street lot, which allows for longer parking but with overnight restrictions, and 559 off-street parking spots associated with residences, which are not open to the public.¹⁸³ Nantucket also maintains a park and ride lot at 2 Fairgrounds Road at Mid-Island where downtown visitors are encouraged to park and take NRTA buses into downtown. The 2010 *Parking Management Plan* found that during the peak summer season, parking utilization ranged from 78 percent to 108¹⁸⁴ percent, often exceeding the town's 85 percent utilization goal.¹⁸⁵ Parking utilization consistently above 85 percent can lead to increased congestion as drivers remain in traffic to look for parking. High utilization also encourages frustrated drivers to park illegally, as shown by the 4,029 violations issued in 2023 for illegal parking on the island.¹⁸⁶ Illegal parking worsens congestion and causes further problems, like blocking loading zones or handicapped spaces, which harms accessibility.¹⁸⁷

■ Mid-Island

Mid-Island, one of the main year-round communities close to downtown, also faces parking challenges. A 2005 traffic study found that many areas of Mid-Island are at or exceed capacity, in particular areas near commercial centers like West Creek Road and Pleasant Street.¹⁸⁸ Since then, it appears that parking conditions in the area have worsened due to population growth and increasing traffic.

■ Long-term Parking

Nantucket has limited options for long-term parking. In particular, the town has concerns about accommodating long-term parking with access to the ferry terminals, especially during the shoulder- and off-seasons. The town prohibits parking for more than ninety-six hours, and any vehicle that remains may receive a time exceedance violation. This poses a challenge for residents without off-street parking and commercial vehicles for workers who live off island. In downtown, only area residents can park for more than two hours, and long-term parking options are scarce. The Park and Ride Lot at 2 Fairgrounds Road allows parking for up to seven days, but additional long-term parking is needed.

■ Parking Districts

The areas including and immediately surrounding downtown are included in the town's Core, Residential, and Commercial Parking Districts, as shown in Map TC-1. Together, these areas represent approximately 1,100 parking spaces. These districts impose time and seasonal limits on parking, with the ability to apply for parking permits for longer-term parking.

■ Parking Management

Many of Nantucket’s recent planning efforts have recommended creating a centralized parking management system. The Town is working to achieve its Strategic Plan goal of launching a parking management system for the island to achieve a consistent 85% occupancy rate for public parking spaces in and around downtown. In 2025, the Town completed a portion of the parking management system by allowing paid parking beyond posted time limits.

And in 2019 a Parking Benefit District was adopted. This is a state-allowed designation that allows Nantucket to direct funds received from parking payments in the district into improvements to parking and active transit. Nantucket has also been working to alleviate the congestion in downtown Nantucket by creating satellite parking lots outside of downtown, which will be served by public transit to encourage visitors and residents to not bring their cars downtown.

■ Active Transportation

Active transit, which includes non-motorized transportation such as walking and bicycling, has been a major focus of recent planning efforts. Both the Nantucket Select Board’s Strategic Plan, and the Nantucket Long-Range Transportation Plan 2024-2044 prepared by the NP&EDC identify increasing the use and accessibility of active transit as a major goal for Nantucket, especially downtown.

■ Sidewalks and Crosswalks

Nantucket has approximately twenty-six miles of sidewalks, covering nineteen percent of the town’s roads.¹⁸⁹ The majority of sidewalks are in and around downtown and Mid-Island. Sidewalks also extend along



Examples of sidewalk patterns in downtown that would be challenging for seniors and those with disabilities to use.

portions of Milestone and Madaket Roads but remain uncommon outside of these areas. The quality of sidewalks varies, even in areas with significant coverage. Many are in poor condition or will end abruptly, forcing users into the street (see Figure TC1). These aspects make many sidewalks inaccessible for those with disabilities and the elderly. In particular, the historic street and building patterns in downtown combined with vehicular access needs only allow for very narrow sidewalks, making two-way traffic or travel for those with disabilities difficult. In some cases, structures block all or part of a sidewalk, forcing pedestrians into the street with no curb cut. The Department of Public Works has begun including annual repair plans in their budgeting, and sidewalk repairs have recently been conducted along portions of Easy Street, Broad Street, Washington Street, Salem Street, Centre Street, South Water Street, and India Street.¹⁹⁰

■ Bike Lanes and Multimodal Paths

Within downtown, Nantucket has a designated bike path marked with “sharrows,” directional stickers placed in the main road indicating that the lane is shared between bicyclists and vehicles. Nantucket also provides approximately thirty-five miles of multi-use paths that connect downtown with Mid-island, Siasconset, Madaket, and points of interest around the island. These paths are open to cyclists, pedestrians, and other active

transit users. However, class three electric bicycles (e-bikes) are not allowed on the multi-use paths. As rental e-bikes have become more popular, these prohibited vehicles have become common on the paths.¹⁹¹ This is a safety hazard for other users, as the e-bikes operate at speeds that make them dangerous and incompatible with the other users of the multi-use paths. Additionally, the operators frequently do not use the proper safety equipment and are not properly trained in the use of the vehicles, increasing the danger to themselves and others.

The Town is working to raise awareness of where class three e-bikes are and are not allowed and improving education about the safe operation of these vehicles. Part of the Town's educational process is marking e-bikes with classification stickers, identifying the vehicles' maximum speed to help residents and visitors understand where their vehicle is allowed to operate. At Town Meeting 2025, Nantucket voters approved a 20 mile per hour speed limit on multimodal paths.

As with sidewalks, the Town is working to expand the network and make existing paths more accessible to a range of users. The Town recently completed work on a bike lane from Milestone Road to Landmark House and made improvements to the Candle Street bike lane.¹⁹² The Town is also working to bring new areas into the multi-use network, with a planned path along Tom Nevers Road and a planned connection between the existing paths in Wauwinet and along Polpis Road.¹⁹³

■ Complete Streets

Complete Streets is a state and local program that encourages municipalities to adopt policies that consider all users, regardless of age, ability, and transportation type, within the planning, construction, maintenance, and funding of roadways. Nantucket adopted a Complete Streets Bylaw in 2016, requiring any transportation infrastructure or roadway design project receiving local, state, or federal funding, or local Town approval, to comply with the Town's Complete Streets policy.

To support the implementation of Complete Streets, in 2017, the Town completed a Complete Streets Prioritization Report. This ranked list of Complete Street projects across the island allows the town to seek funding of up to \$400,000 per year from the state for prioritized projects. Most of the projects with the highest priority were focused on bringing sidewalks in critical areas up to modern standards and meeting ADA accessibility requirements, and many of the improvements described in the previous sections were part of the Complete Streets prioritization report. The five highest priority projects identified in the Prioritization Plan were:

- Sparks Avenue Sidewalk Improvements from Atlantic Avenue to Hooper Farm Road;
- Williams Lane Sidewalk Improvements from Sparks Avenue to Pleasant Street;
- Winn Street from Madaket Road to Milk Street, Vestal Street from Winn Street to Saratoga Land, and Saratoga Lane from Vestal Street to Milk Street Sidewalk and Bicycle Improvements;
- Candle Street Sidewalk and Americans with Disabilities Act (ADA) Improvements from Main Street to Coffin Street; and
- Washington Street Sidewalk and ADA Improvements from Coffin Street to the municipal lot opposite 34 Washington Street.¹⁹⁴

■ Public Transit

Public transit services such as air and ferry service are critical to the lives and livelihoods of residents, as they are the only ways goods and people can enter or exit the island at scale. Nantucket has also been working to

expand the options, hours, and affordability of bus and shuttle services to allow users to effectively and reliably get around the island without their personal vehicles.

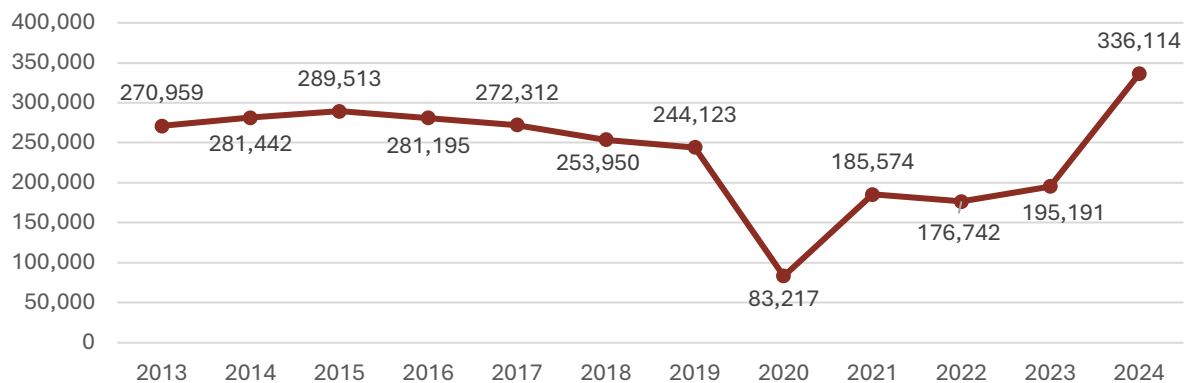
■ **Bus**

The Nantucket Regional Transit Authority (NRTA) operates The Wave, Nantucket’s bus system, which consists of ten fixed routes connecting downtown with outlying areas across the island. Three year-round routes connect downtown to the population centers of Mid-Island and ‘Sconset and one year-round route connected the remote parking lot at 2 Fairgrounds Road to the year-round ferry services at Steamship Wharf (Steamship Authority ferry terminal) and Straight Wharf (Hy-Line ferry terminal). Six seasonal routes add service along Polpis and Madaket roads, Nantucket Memorial Airport, Jetties Beach, and Surfside Beach. During peak season thirteen fixed-route buses cover the ten routes, with headways ranging from 15 minutes to two hours depending on the route. Routes typically operate between 7am and 6pm or midnight, depending on the day, time of year, and route.

The Wave service has expanded significantly in recent years, as shown in Figure TC-3. The NRTA introduced year-round service on several key routes in 2018; there had previously been no year-round bus service. There have also been Infrastructure improvements such as accessibility improvements along Milestone Road stops, bus shelters at the Dave Street and Landmark House stops, and efforts to electrify the bus fleet. In 2024, the Wave became free for all riders between April 1 and December 31, with the assistance of the Massachusetts Department of Transportation (MassDOT). The expansion of bus service and reduction in price has led to a tremendous increase in usage in 2024. In 2024, the Wave had the highest ridership in over ten years, with ridership 72 percent higher than Summer 2023, and 16 percent higher than 2015, the second highest ridership year. While a grant currently funds the free service pilot program, reducing rider costs remains an integral goal of the NRTA. The NRTA also plans to create a multimodal hub in downtown Nantucket, and Nantucket’s Long-Range Transportation Plan calls for expanded service and year-round connections between downtown, Nantucket Memorial Airport, and high-growth areas of the island.

Figure TC3 Total Wave Ridership May-September

Source: NRTA



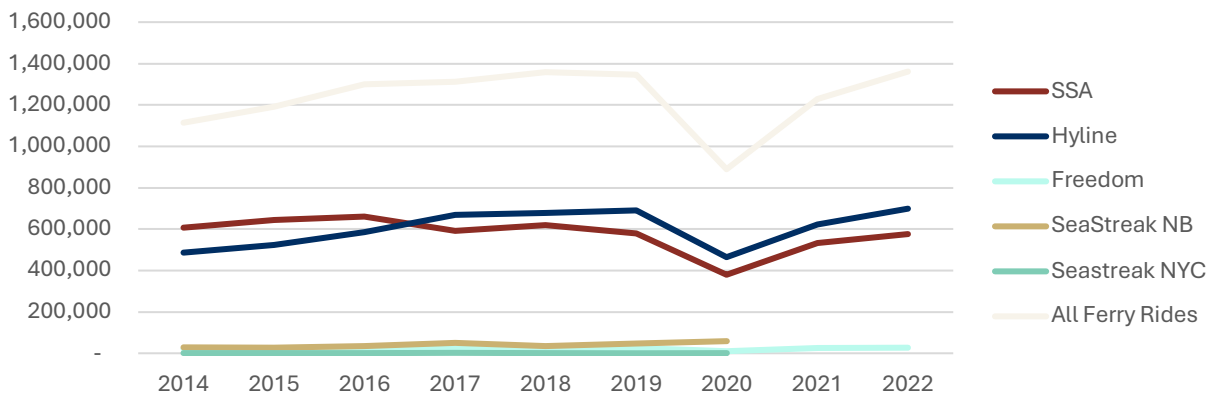
Despite these improvements, challenges remain. The 2020 Coordinated Human Services Public Transportation Plan found that 85 percent of bus stops on the island lack “crucial requirements for accessibility.”¹⁹⁵ And some areas, specifically those around Polpis Road, do not have year-round bus service but have the highest concentration of year-round senior residents, a key transit service group.

■ Paratransit Services

NRTA operates an on-demand para-transit service called Your Island Ride, offering door-to-door service open to seniors and disabled individuals, regardless of residency. The four shuttles that make up this program operate from 8am to 4pm Monday through Friday and require bookings at least one day in advance.¹⁹⁶ The utility of the service is limited by the operating hours and lack of weekend service. Additionally, Your Island Ride costs one dollar per ride, or a pass for fifty dollars.¹⁹⁷ NRTA also offers complementary paratransit service for those unable to use The Wave, operating within ¾ of a mile of Wave service lines during the same operating hours as Your Island Ride. This service also requires scheduling at least a day in advance.¹⁹⁸

Figure TC4: Total Passengers by Ferry Provider 2014-2022

Source: NPEDC Long-Range Transportation Plan



■ Ferry Services

As an island, ferry services are integral to Nantucket’s accessibility and economy, with 83 percent of all travelers in 2022 reaching the island by ferry.¹⁹⁹ Since 2014, the total number of passengers across all ferry services has increased by 22 percent, totaling 1,361,319 passengers in 2022.²⁰⁰ A complete list of current ferry service providers is included at Table TC-3. Figure TC-4 visualized the total number passengers each of Nantucket’s ferry service providers over the past decade. Four ferry services currently operate to and from Nantucket.

Table TC3: Ferry Service Providers to Nantucket

Provider	Destinations	Seasonality	Total Passengers 2022
Woods Hole, Martha’s Vineyard, Nantucket Steamship Authority	Hyannis, MA Martha’s Vineyard	Year-round (Traditional) Seasonal (High Speed)	576,182
Hy-line Cruises	Hyannis, MA Martha’s Vineyard	Year-round (Hyannis) Seasonal (Martha’s Vineyard)	698,787
Freedom Cruises	Harwich, MA	Seasonal	26,977
Seastreak	New Bedford, MA New York, NY	Seasonal	59,373

Table TC3: Ferry Service Providers to Nantucket

Provider	Destinations	Seasonality	Total Passengers 2022	The state's Woods Hole,
	Highlands, NJ Martha's Vineyard			

Martha's Vineyard and Nantucket Steamship Authority (SSA) provides traditional ferry service year-round between Nantucket and Hyannis, with seasonal service to Martha's Vineyard. SSA provides high-speed ferry service seasonally between Hyannis and Nantucket. SSA is also the only ferry service that provides vehicle and freight passage. Vehicles and non-hazardous trucks may be carried on the traditional ferry, while freight of all kinds may take one of three daily designated freight trips. In 2024, SSA faced staffing shortages, reducing ferry services and cutting capacity by about seven percent.²⁰¹

In addition to providing ferry services, the SSA serves as the licensing and regulatory agency for private freight and passenger service between Nantucket and the mainland. As a result, SSA has regulatory and licensing authority over other ferry operators that provide service to Nantucket, as well as being a direct competitor.

Hy-Line Cruises has been operating year-round service to Nantucket since 1995, with year-round high-speed service between Hyannis and Nantucket, and seasonal service between Nantucket and Martha's Vineyard. The high-speed ferry trips take approximately one hour. Between May and September, Hy-Line runs ten round trips between Nantucket and Hyannis per day. Hy-Line reduces the frequency to nine trips a day during the shoulder season in May and September, and six round trips from October to April.²⁰²

The two year-round ferry operators, SSA and Hy-Line, provide the majority of passenger trips (93.7 percent in 2022). Freedom Cruises provides seasonal service between Harwich and Nantucket, and Seastreak provides seasonal service to New Bedford, MA, Highland, NJ, and New York City.

The four ferry services land at Nantucket Harbor in downtown Nantucket. SSA and Seastreak ferries dock at Steamship Wharf, where SSA maintains a terminal. Hy-Line and Freedom dock approximately 400 feet away at Straight Wharf, where Hy-Line maintains a terminal. Both wharfs provide immediate access to downtown Nantucket. Despite the excellent access this provides for passengers, the entrance of hundreds of passengers, vehicles and freight into the most congested part of Nantucket can lead to traffic flow problems when ferries arrive. Additionally, during periods of heavy rain and flooding, the terminals can become cut off from the downtown, leaving passengers and freight stranded.²⁰³ The area's low-lying position also places the wharf's danger from sea level rise. The Nantucket Coastal Resilience Plan estimates that by 2030, roadways leading to the Steamboat Wharf will experience frequent loss of service, and by 2050 Steamboat Wharf will be completely cut off at mean monthly high tide.²⁰⁴

The Long-Range Transportation Plan cites providing affordable travel between Nantucket and the mainland as a key priority for Nantucket. This includes both affordable rates for residents and working with ferry operators to prioritize vehicles reservations for year-round residents. This is of particular concern due to the sometimes months-long waiting lists for vehicle berths on the ferries.

In 2022, the National Oceanic and Atmospheric Administration (NOAA) proposed a revision to the North Atlantic Right Whale Vessel Speed Rule that could significantly impact ferry service to Nantucket. The rule aimed to protect the North Atlantic right whale population, a critically endangered species. A major cause of death for right whales is collisions with boats. The proposed rule changes would have eliminated high-speed ferries

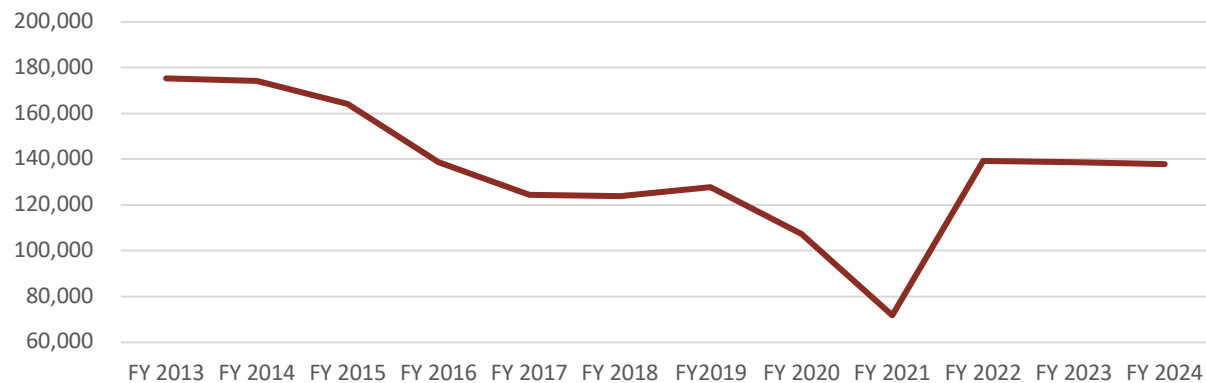
between November and May every year. Without fast ferries, only traditional ferries would remain, increasing transit times and reducing the number of daily trips between Nantucket and the mainland. In January 2025, NOAA withdrew the proposed revisions but will continue to work on ways to protect the right whale population in the northern Atlantic.²⁰⁵

■ Air Travel and Nantucket Memorial Airport

Air travel also plays an important role in connecting Nantucket. Historically, air travel was the only way to reach the island quickly, and many workers used shuttle flights for their commutes. Until the late 1990s, air travel accounted for approximately half of all passengers coming to and from Nantucket. By 2022, airlines only accounted for 17.3 percent of passengers, a decline driven by a mix of factors, including the addition of fast ferry service which reduced the travel times, rising flight prices, the exit of some carriers serving the island, and shifts in the model for remaining air services.²⁰⁶ The peak air travel season has also become narrower, with passenger boardings increasing by eight and 14 percent during the summer months (June-August) but dropping by as much as 85 percent during the shoulder season and winter between 2013 and 2024.²⁰⁷

Figure TC3: Enplanements from Nantucket Memorial Airport FY2013 - FY2024

Source: Nantucket Memorial Airport Enplanement Data FY 2013-2024



A regional, Town-owned air facility, Nantucket Memorial Airport (ACK) is operated by the Nantucket Memorial Airport Commission as an independent self-sustaining enterprise fund. During the summer months, ACK becomes the second busiest airport in Massachusetts.²⁰⁸ As a public use facility, meaning that the airport does not require prior permission to take off or land, the airport serves both private and commercial flights.

The airport's infrastructure includes a General Aviation and Administrative Building, which houses the terminal, administrative offices, and the air traffic control tower, along with a storage and maintenance building, an airport fire and rescue building, and a Fixed-base Operator Building.²⁰⁹ The terminal offers parking for 292 vehicles, 80 rental cars, and a smaller secured lot for staff.²¹⁰ The airport maintains two active runways and ten taxiways. During peak season, the terminal often experiences long lines, requiring additional gates to be operated out of a large semi-permanent tent to accommodate the passenger load.²¹¹ This increased traffic also leads to limited ramp and maneuvering space for aircraft. A 2009 terminal expansion to account for ACK's growing passenger numbers and to comply with post-9/11 Transit Safety Administration (TSA) requirements has led to line-of-sight

issues for air traffic control, compounded by an unusually short air control tower. The air traffic control tower received a partial rehabilitation beginning in 2014.

Cape Air operates flights year-round to Boston, New York City (JFK), Hyannis, New Bedford, and Martha's Vineyard. During the summer, JetBlue, Delta Airlines, Tradewind Aviation, United Airlines, and American also provide service to destinations including New York City, Boston, White Plains, Teterboro, Newark, Washington, DC, Chicago, Charlotte, Chicago, and Philadelphia.

■ Wayfinding

Nantucket prides itself on the attractiveness of its streets. As a result, the Town works to limit the number of street side signs, especially within the historic downtown area. However, the lack of prominent signs in downtown can make wayfinding in the area more difficult. Across the island, there are a number of signs that provide guidance on key locations for drivers and multi-use path users.

■ Roadways

Nantucket's roadways are a critical component of the Island's infrastructure. NP&EDC reports that there are 271.1 miles of roads on Nantucket. Of those roads, 6.5 are owned by the Commonwealth of Massachusetts, 94.2 by the Town of Nantucket, and 170.4 are privately owned, or their ownership is unknown, as shown at Table TC4.²¹² However, there appear to be discrepancies between the state and Town about the total scale and ownership of Nantucket's roads. The Town has recently discovered that Tom Nevers Road is believed to be a state-owned road that the Town has been maintaining. MassDOT and the Town also do not align on the total number of miles of road on Nantucket, with the state data reflecting 6.5 miles of roads owned by the state, 123.5 owned by the town, and 11.0 miles of private roads, significantly different figures from those reported by the town.²¹³

Table TC4. Nantucket Roads by Ownership and Class		
Class	Miles	Percent of Recorded Roads
Major Collector	24.7	9.1%
Minor Collector	14.8	5.5%
Local	231.6	85.4%
<i>Total</i>	<i>271.1</i>	<i>100.0%</i>
Ownership Jurisdiction	Miles	Percent of Recorded Roads
State	6.5	4.6%
Town	94.2	87.6%
Private/Unknown	170.4	7.8%
<i>Total</i>	<i>271.1</i>	<i>100.0%</i>
Source: Nantucket Planning & Economic Development Commission Long-Range Transportation Plan 2024-2044.		

Nantucket's roads are also made of a wide variety of materials, likely due to the large number of private roads outside of government control. The Town's Pavement Management Report indicated that approximately 62 percent of Nantucket's roads are asphalt, 35 percent are gravel roads, and the remaining 3 percent are made of materials including cobblestones and bricks. Most Town and state-owned roads are asphalt, but 32 percent of government-owned roads and 79 percent of private roads are gravel.²¹⁴

Several planning studies have found that the conditions of Nantucket's roads are a major concern for residents. The 2023 Pavement Management Report rated the overall quality of the town's roads at 81.13 out of 100, indicating the system needs "Routine" maintenance (scores of 80 to 92), nearing preventative maintenance

(scores of 70 to 80). This represents a decline in road quality from five years previously, where the overall system score was over 85. The Pavement Management Report looked at 80.83 miles of roads to determine these scores and estimated that the total backlog of road repairs on the island amounts to \$49.4 million.²¹⁵ Many of Nantucket's roads are also at risk from coastal erosion and flooding, by 2050 up to twelve miles of roads could be lost to erosion, and twenty miles will be at risk of flooding.²¹⁶

■ Bridges

Nantucket has four bridges, concentrated in the western portion of the island near Madaket. Unsurprising, due to the island's historic character, these bridges are noticeably older than the Massachusetts average. The average age of Nantucket's bridges is 83 years old, compared to the state average of 71 years. Half of the town's bridges are over one hundred years old. Three of the four bridges are rated as Fair Condition by the MassDOT, while only the short-span bridge crossing Long Pond is deemed in good condition.²¹⁷ In 2020, the town and TEC, Inc. conducted an Alternative Analysis Study for the Massasoit and Ames Bridges, finding that both require significant repair and replacement. The Town is working to develop a design to replace both bridges. Many of the island's bridges, in particular the Ames Avenue, "Millie's Bridge" is at risk of wash out during high sea levels, and the town's Resiliency Plan includes improvements for all of Nantucket's bridges to make them safer for use as coastal erosion, washout and flooding becomes more severe across the island.

■ Safety and Crashes

Nantucket prides itself on its status as a town with no traffic lights. As a result, there are no timed intersections on the island. This can lead to more dangerous intersections, especially at congested intersections, as the long wait times encourage drivers to take more dangerous turns across traffic. However, Nantucket's reluctance to create signaled intersections has also led the prioritization of rotaries at key intersections of the island. Rotaries have a number of advantages, but most notably, rotaries increase traffic flow better than traffic lights, and accidents that occur in rotaries tend to be less serious than those that occur at four-way stops.

From 2018 to 2022, crashes in Nantucket has remained largely consistent with approximately 200 crashes per year, with two percent of crashes resulting in a fatality or serious injury. While total crashes have remained consistent 2022 saw a significant spike in non-injury crashes, which jumped 75 percent from the previous year, and 50 percent higher than the next highest year. Table TC4 shows the number of crashes in Nantucket over the last five years by type. Unsurprising for a community with a large seasonal population and high tourism, Nantucket's crash patterns are highly seasonal. Over 40 percent of crashes on Nantucket occur between June and July, the peak tourist period for the island. This is likely due to the heavier traffic that comes with visitors and seasonal residents, and the increased rate of drivers who are less familiar with the Island's roads.²¹⁸

An outsized proportion of Nantucket's severe crashes involve bicyclists and pedestrians. Despite comprising only six percent of crashes from 2018 to 2022, crashes involving a pedestrian and bicyclist make up 21 percent of all injury crashes, and 28 percent of all serious injury crashes. This shows that pedestrians and bicyclists are at a disproportional risk on Nantucket, which the island is attempting to address through Vision Zero and Complete Streets policies to increase safety for non-vehicular travel on Nantucket.²¹⁹

■ Perceptions of Road Safety

As part of the Traffic safety Action Plan process, NP&EDC also conducted an online survey to gauge the perceived traffic safety on Nantucket. This survey revealed that traffic safety varied widely by mode type. Generally, driving alone and public transit are viewed as overwhelmingly safe, with 93 percent feeling very or somewhat safe in those modes. However, perceived safety for all other forms of transit have far less perceived safety. While 41 percent of respondents felt somewhat safe walking, only 29 percent felt very safe walking. The

rate of respondents who felt very safe in wheelchairs, on motorcycles or mopeds, and bicycling was even lower at 13 percent, 9 percent, and 8 percent respectively.

Survey results also showed that the Town’s road infrastructure is not safe for a number of vulnerable groups. Only 28 percent of respondents felt that roads near them were very or somewhat safe for older adults and people with disabilities, and 30 percent felt roads were very or somewhat safe for children to walk or bike.

Together, these results show that while Nantucket is perceived to be safe for vehicular traffic, perceived safety for other transit modes is significantly worse, and are especially unsafe for vulnerable groups like children, seniors, and people with disabilities.²²⁰

■ Crash Locations

Crash locations in Nantucket are heavily concentrated in downtown, with smaller concentrations in Mid-Island, Siasconset, and Madaket. Most crashes, and most crashes resulting in death or injury occur in downtown and Mid-Island. Most crashes on Nantucket are concentrated at intersections, with 40 percent of all crashes occurring within 250 feet of an intersection, and 57 percent of crashes occur near a three-legged intersection, which make up a large number of Nantucket’s intersections. As part of the Nantucket Traffic Safety Action Plan currently being developed by NP&EDC with the assistance of Nelson Nygaard, Nantucket has worked to analyze crash data to determine the most dangerous intersections and roads on the Island, weighted for the severity of the crashes. Tables TC5 and TC6 summarize these findings for intersections and roads, respectively.²²¹

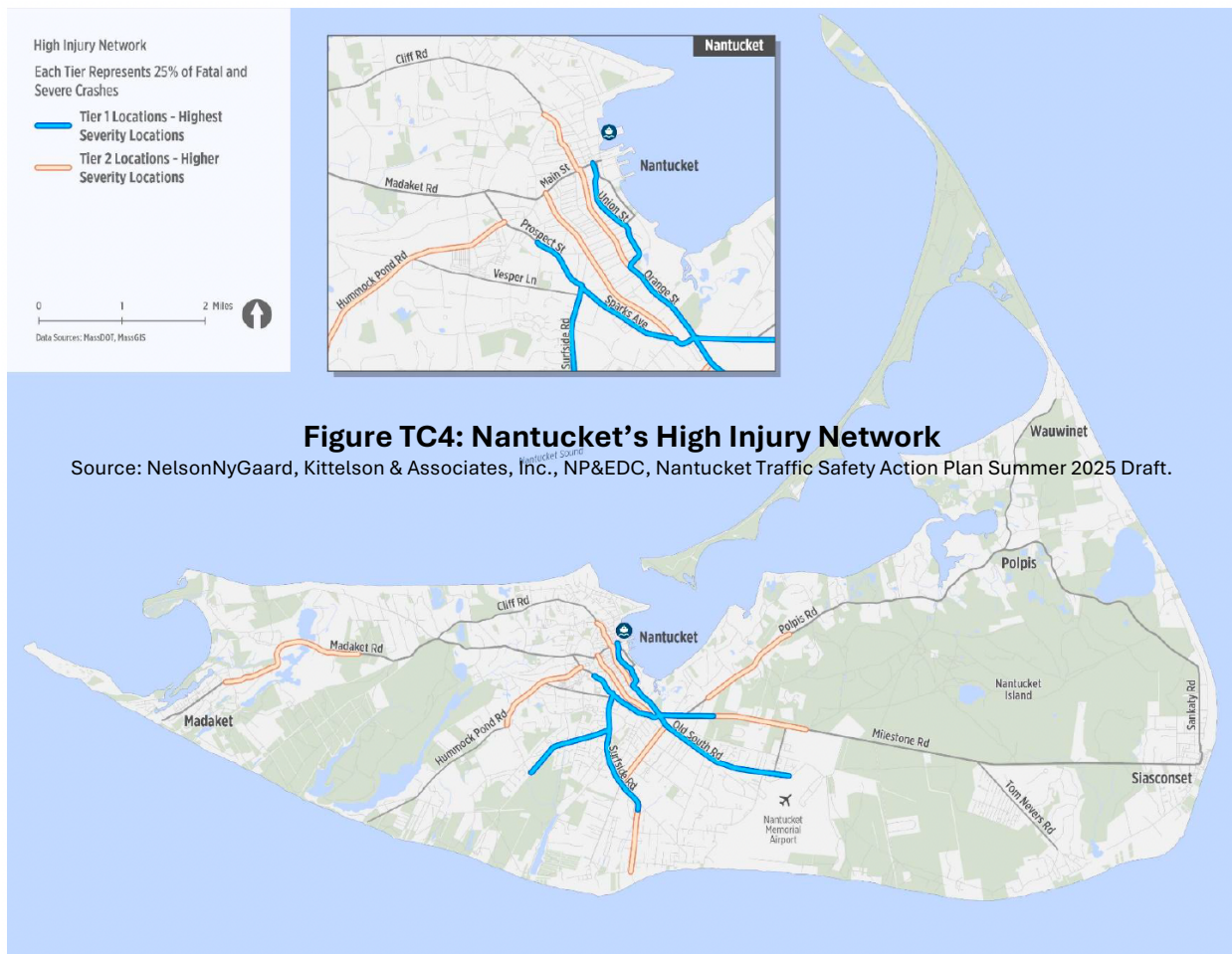
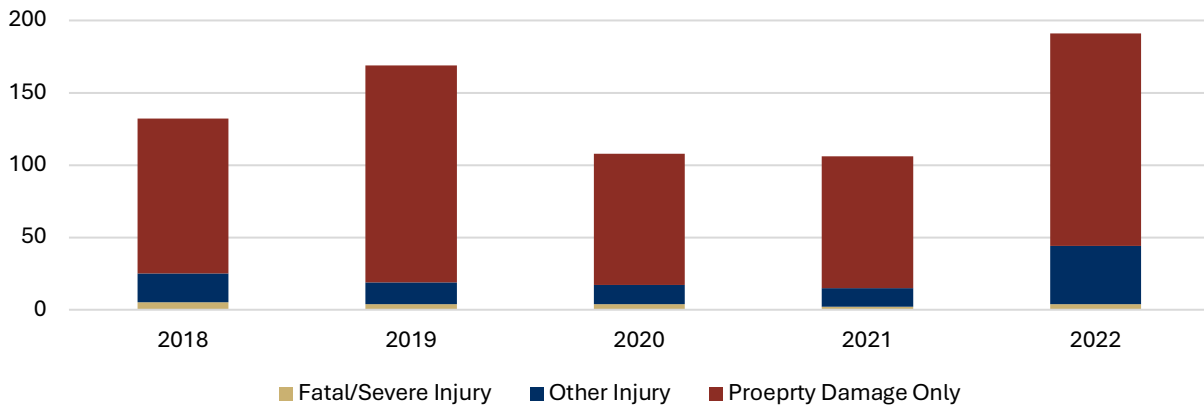
Table TC5. Intersections By Weighted Crash Severity 2018-2022					
Intersection	Fatal or Sever Injury Crashes	Other Injury Crashes	Property Damage Only Crashes	Annual Crash Freq.	Annual Weighted Crash Freq.
Old South Rd./Milestone Rd./Orange St.	0	5	24	5.8	9.8
Nobadeer Farm Rd./Milestone Rd.	1	2	9	2.4	5.8
Milestone Rd./Polpis Rd.	0	3	9	2.4	4.8
Surfside Rd./Vesper Ln.	0	2	13	3.0	4.6
Surfside Rd./Bartlett Rd.	0	2	12	2.8	4.4
Milestone Rd./Tom Nevers Rd.	0	1	17	3.6	4.4
Hummock Pond Rd./Somerset Lane	0	3	5	1.6	4.0
Old South Rd./Lovers Ln.	0	2	10	2.4	4.0
Surfside Rd./Miacomet Rd./Surfside Dr.	0	2	10	2.4	4.0
Broad St./Easy St.	1	1	4	1.2	3.8
Source: NelsonNyGaard, Kittelson & Associates, Inc., NP&EDC, Nantucket Traffic Safety Action Plan Summer 2025 Draft, p. 39					

Table TC6. Roads by Weighted Crash Frequency						
Road	Extent	Fatal or Severe Injury Crashes	Other Injury Crashes	Property Damage Only Crashes	Annual Crash Freq.	Annual Weighted Crash Freq.
Sparks Ave	Atlantic Ave - Orange St.	1	2	28	4.0	14.8
Old South Rd.	Milestone Rd. - Arrowhead Dr.	2	5	23	3.4	7.7
Barlett Rd.	Raceway Dr. - Surfside Rd.	1	2	14	3.1	6.1
Madaket Rd.	Cambridge St. - Worth Rd.	1	2	14	1.2	4.0
Surfside Rd.	Western Ave - Sparks Ave	1	3	12	1.4	3.3
Hummock Pond Rd	Barlett Farm Rd - Quaker Rd.	1	1	8	1.2	2.7
Milestone Rd.	Orange St. - Russell's Way	0	3	11	0.8	1.5
Polpis Rd.	Milestone Rd. - North Pasture Ln.	0	3	5	1.1	2.7
Madaket Rd./Main St.	Crooked Ln. - Center St.	0	1	6	1.2	1.8
Milestone St.	Chuck Hallow Rd. - Driveway Nantucket Golf Club	0	0	11	2.2	2.2
Source: NelsonNyGaard, Kittelson & Associates, Inc., NP&EDC, Nantucket Traffic Safety Action Plan Summer 2025 Draft, p. 40						

The Nantucket Traffic safety Action Plan also developed a High Injury Network, which maps the routes in Nantucket that have the highest concentrations of severe crashes, as shown at Figure TC-4. This network shows Tier 1 locations, which are the highest crash severity locations on the island, and Tier 2 locations, which have higher than average crash severity locations. The highest severity areas are concentrated in downtown, with the Tier 1 locations including Sparks Ave, Prospect Street, Surfside Road, Union Street, Orange Street, and Bartlett Road. Tier 2 locations include Hummock Pond Road, Madaket Road, and the stretched on Polpis Road and Milestone Road near downtown.

Figure TC5: Crashes By Year and Type

Source: NelsonNyGaard, Kittelson & Associates, Inc., NP&EDC, Nantucket Traffic Safety Action Plan Summer 2025 Draft.



■ Resiliency and Disaster Preparedness

Preparing for coastal risks is critical to Nantucket's transportation infrastructure. While coastal risks have always been part of life on the island, data demonstrates that sea level rise and climate change are making these occurrences more frequent. The 2021 Coastal Resilience Plan found that over the last 40 years, flooding has increased by over 600 percent on the island.²²² The increased risks of flooding and storms pose significant challenges to the island's transportation systems.

By 2030, ten miles (4 percent) of roads on the island could lose service during high-tide flooding, and forty miles (15 percent) will fall within the 100-year floodplain. By 2050, twenty miles (8%) of roads could be at risk during high tide, and forty-six miles (17%) will be within the 100-year flood plain. Coastal erosion also threatens roads, with six miles at risk by 2030 and up to twelve miles by 2050. Key routes, such as Madaket and Polpis roads, and island bridges, face increased flooding, which could cut off access to residential neighborhoods during emergencies and isolate residents from jobs, goods, and services downtown.

Nantucket's vulnerability to coastal erosion further threatens coastal roads and pathways. Downtown Nantucket, especially the ferry terminals, is particularly susceptible to flooding. As soon as 2050, Steamboat Wharf, one of only two pathways for freight onto the island, could be cut off from surrounding roads at mean monthly high-tide, with frequent disruptions projected even by 2030. Other areas, such as Sheep Pond Road are already experiencing partial failure due to erosion. Some of these roads will need to be entirely relocated to provide continued access for residents, as is called for in the Coastal Resilience Plan.

Severe storms also jeopardize ferry and air services, the only ways onto and off the island. These disruptions could strand tourists and residents or prevent access to the island, causing economic impacts for business and shortages of food and supplies. To address these risks, the Coastal Resiliency Plan prioritizes transportation improvements such as enhancing Steamship Wharf's ability to operate during floods and recommending projects to elevate and repair vulnerable roads and bridges.

Nantucket's Coastal Resilience Plan provides for a number of resilience actions that will better prepare the town's road infrastructure for the future. The Plan prioritizes a set of recommendations across Nantucket, several of which are related to road improvements, the highest priority work includes:

- Madaket Road Raising and Bridge Conversion
- Ames Avenue Bridge Resilience
- Sheep Pond Road Relocation Study
- Polpis Road raising and Bridge Conversion at Folger's Marsh
- Polpis Road Raising, Culvert Expansion, and Wave Attenuation at Sesachacha Pond
- Baxter Road Relocation Planning
- Easton Street and Hubert Avenue Road Raising.
- Washington Street Extension and Consue Springs Walkway Raising

The Town is actively working on a number of these projects, including planning for Ames Avenue Bridge, Sheep Pond Road relocation, and Baxter Road Relocation planning. Because many areas of Nantucket are accessed only by one or two roads, such as Baxter Road, the loss of access for these roads would essentially cut many of these areas off from the rest of the island, especially during storms and other hazards, risking the lives of residents. Working to relocate or harden these roads will help ensure resident safety, and continued access around the island.

■ Freight Transportation

Several companies actively bring freight in through ACK, and a substantial amount of goods enter the island as air cargo arriving through the airport. From there, the cargo enters circulation through either Old South Road or New South Road. For freight brought in by water, the SSA operates up to three freight trips each day. Freight ferries allow hazardous materials and do not carry any passengers not associated with the goods being hauled. Non-hazardous materials are allowed on one of the traditional ferries, if the vehicle space can be booked.

Distribution of freight across the island is accomplished by way of the designated freight route, the path freight trucks are required to take to keep large trucks off of side streets. The designated freight route begins at the Steamship Wharf, and runs along Washington Street, Union Street, Orange Street, and Milestone Road before terminating at the Milestone Rotary. From the rotary trucks may disperse to their intended destinations. The island also has a secondary freight route along Cliff and Madaket roads for goods bound for the western portion of the island

The reliance on ferries makes Nantucket extremely susceptible to disruptions in supply chains. Storms, unsafe sailing conditions, and vehicle failures can prevent goods and supplies from reaching Nantucket for days at a time. This can lead to shortages at grocery and retail stores, pharmacies, and in restaurants.

■ Local Policies, Planning, and Capacity

Much of Nantucket's transportation planning since the last Master Plan in 2009 has focused on creating additional opportunities for alternative transit options to reduce congestion, emissions, and managing excessive parking around the island, especially in downtown Nantucket. Planning has focused on accommodating all users safely, in alignment with the Town's Complete Streets Policy and Plan.²²³ In addition, the NP&EDC's area plans have addressed transportation needs and recommendations. A summary of these plans can be found in the Appendix.

- **Nantucket Long-Range Transportation Plan.** The Nantucket Long-Range Transportation Plan FFY 2024 to 2044 was prepared in 2023 by the NP&EDC. This federally-required and fiscally-constrained strategic plan guides major transportation investments over the next twenty years and is updated every four years. The Plan established a vision for "a safe, accessible, and affordable transportation system, with vehicle limitations, that is sensitive to the island."²²⁴ Its goals include improving accessibility, safety, reliability, affordability, and cultural and environmental sensitivity. The plan outlines planning priorities and performance measures for each goal, which are used to evaluate and prioritize funding for transit projects.
- **Parking Management Plan.** In 2010, Nelson/Nygaard Consulting Associates completed the Parking Management Plan: Potential Parking Management Strategies on behalf of ReMain Nantucket. The plan analyzed parking conditions in downtown Nantucket and nearby areas, finding high parking demand during most days and times. It recommended that the Town adopt a parking management strategy to address the identified shortages through a series of potential parking programs.
- **Downtown Parking Study.** The Downtown Parking Study, completed by Tetra Tech for the NP&EDC in January 2010, analyzed parking supply and demand within one-third-mile radius of the intersection of Main and Easy Streets. The downtown parking study used two different methodologies to determine parking demand, which together produced an average shortage of 374 parking spaces in the study area. The study recommended strategies such as encouraging the use of existing parking spaces outside of the core area by reducing time limits on existing time-limited parking, charging fees for parking downtown, or alternatively constructing new parking spaces to meet the demand.

- **Nantucket Memorial Airport Master Plan Update.** The Nantucket Memorial Airport Master Plan Update, completed by Jacobs Engineering and Robin Lee Monroe & Associates for the Nantucket Memorial Airport Commission, established a mission statement for the airport to “...provide operationally safe, environmentally responsible, and economically sustainable air service to the residents, businesses, and visitors to the island of Nantucket.”²²⁵ The plan outlines required facility improvements, alternative concepts, priority projects, and a financial feasibility plan. The Master Plan outlines the airport’s goals as increasing public outreach, enhancing data collection and analysis, identifying present and future corporate aircraft needs, and assessing and updating land use of airfield property and abutter properties.
- **Coordinated Human Services Public Transportation Plan** for the Nantucket Region. A federally-required Coordinated Human Services Public Transportation Plan for the Nantucket Region was completed in 2019 by NP&EDC. The plan identified needs and gaps in the transportation system for seniors and individuals with disabilities. These included unmet needs for affordable and flexible transportation options for the elderly and disabled, improved accessibility for downtown sidewalks and at fixed route stops for the island’s public transportation system and expanded accessible parking options in downtown.
- **Comprehensive Regional Transit Plan.** The Comprehensive Regional Transit Plan Update 2020 is a five-year plan completed by the NRTA, AECOM and MassDOT in January 2021. The Plan was intended as an update of the NRTA’s 2015 comprehensive plan and provides a series of recommendations across five key areas of investment and performance, accountability, service decisions, quality of service, and environmental sustainability.
- **Pavement Management Program.** A Pavement Management Program completed in 2023 by BETA Group included a comprehensive analysis of the Town’s roadway surface conditions and developed a prioritized list of improvements for long-term pavement management. Overall, the study found that the majority of roads need only routine maintenance, and the overall roadway surface rating was 81.13 out of 100, reflecting a score of routine maintenance. The report estimated the Town has a backlog of approximately \$49.5 million dollars of work to bring all roads to “no maintenance required.”
- **Traffic Study & Strategy for the Mid-Island Area.** The Traffic Study and Strategy for the Mid-Island Areas (Mid-Island Traffic Study) was completed in 2005 by Greenman-Pederson, Inc. The study found that much like downtown, the parking available in Mid-Island, especially near commercial areas, was at or near capacity. The plan also found the area had unmet demand for increased active and public transit options. The plan proposed a series of recommendations to create a more viable commercial Main Street along portions of West Creek and Pleasant streets, as well as a series of improvements to the road, parking, and active transit infrastructure in the area to provide improved parking and encourage non-vehicular traffic in the area.
- **Intersection Studies, Road Safety Audits, and Proposed Bike Path Expansions.** In addition to island-wide and area-specific planning, Nantucket has commissioned a series of intersection improvement studies and road safety audits for key areas across the island. Many of the intersection improvement studies have been done in recent years as part of Complete Streets planning, detailed above. Safety audits and potential improvement recommendations have been done along Milestone Road and Old South Road. Currently, the town is in the process of implementing road improvements, including roundabout development at the Old South Road and Fairground Road intersection, the Surfside at Bartlett’s Road intersection, the Milestone Road and Polpis Road intersections, and the Four Corners Intersection. Each of these projects will provide new traffic patterns that will reduce congestion in highly trafficked areas and increase safety.

Nantucket also has areas plans to create an In-town Bike Path that would provide a safe route from downtown to the Milestone Rotary. as well as a Tom Nevers Bike Path which would connect Milestone Road and Tom Nevers Park with a multi-use path.

■ Town Departments, Boards and Commissions

- **Harbor Master.** The Harbor Master is a division of Nantucket Police Department, headed by the Nantucket Harbor Master. The Harbor Master division oversees the maintenance and operation of the town's piers, moorings, and harbor master facilities. The Harbor Master maintains and manages the Town's publicly available moorings, as well as docks and Nantucket pier for boaters. The Harbor Master also provides weather reports and tide charts to ensure safe navigation around Nantucket for boaters. The Harbor Master building offers fresh water, bathrooms, pump out services and trash disposal for users.
- **Department of Culture & Tourism.** The Town of Nantucket's Department of Culture and Tourism is a town department tasked with encouraging and supporting tourism and ensuring the natural and culture resources of the island remain accessible tourists and residents. While the Department's investment in transportation planning is limited, the Department maintains the sharrows in downtown for the designated bike path and plays a critical role in public education about the island's transit systems.
- **Nantucket Memorial Airport Commission.** The Nantucket Memorial Airport Commission (airport commission) is the governing body of Nantucket Memorial Airport, a five-member board, which meets publicly once a month online. The airport commission is an independent board tasked with the day-to-day administration of the airport and the management of its independent enterprise fund. The airport commission also provides long-range planning for the airport and is currently in the process of updating the airport Master Plan. The airport commission employs nine administrative employees, in addition to airport staff.
- **Nantucket Bicycle and Pedestrian Advisory Committee.** The Bicycle and Pedestrian Advisory Committee (BPAC) is a seven-person committee which advises the NP&EDC on bicycle and pedestrian issues. The BPAC has the stated goal of having Nantucket designated a "bicycle-friendly community." The BPAC's most prominent role is in assisting NP&EDC by identifying bicycle and pedestrian projects to be included in periodic Regional Transportation Plans for Nantucket. Outside of this role, BPAC also serves as an advocate and educator for bicycle and pedestrian-related topics on Nantucket and can serve as an advisor for other entities on active transportation planning. The Town is currently in the process of expanding the scope of the BPAC to include all transportation assets on the island.
- **Nantucket Capital Program Committee.** The Capital Program Committee (CapCom) is a seven-person committee responsible for the creation and maintenance of Nantucket's Capital Improvement Plan (CIP). The CIP is an annually-updated document that identifies and prioritizes long- and short-term improvements to Nantucket's infrastructure, including its roads, sidewalks, bridges, and multi-use paths. Among its seven members, three are appointed as representatives from the Finance Committee, Select Board, and the NP&EDC. The remaining four members are appointed at-large from among Nantucket's residents. The CapCom meets once a week from August to December of each year.
- **Nantucket Roads and Right of Way Committee.** The Roads and Right of Way Committee (ROW Committee) is a nine-person commission tasked with reviewing any issues concerning access over public and private roads, rights of way, footpaths, and other access ways on Nantucket. The ROW Committee also makes recommendations to the Select Board on improvements to public access. The committee's goal is to preserve access to Nantucket public and private lands, including sites of natural and historic importance.

The Siasconset Footpath Public Access Subcommittee is a subcommittee of the ROW Committee charged with making recommendations on the management of a series of private abutters ways that provide access to the Siasconset Bluff Walk. The subcommittee is comprised of nine members, including representatives from the ROW Committee, the 'Sconset Trust, the 'Sconset Civic Association, and Bluff Walk abutters.

■ Nantucket Regional Transit Authority

NRTA is the regional transit authority (RTA) for Nantucket, one of fifteen RTAs which are responsible for providing public transportation in Massachusetts. NRTA has the state-mandated responsibility to develop, finance, and contract for the operation of transportation facilities and services on Nantucket. The main service provided by NRTA is The Wave bus system. The NRTA is staffed by an Administrator, who handles the day-to-day operations of the authority, and who is appointed by the Advisory Board. Additionally, NRTA employs one full-time coordinator for the Your Island Rise demand response para-transit service, and between four and six part time employs to act as information aides and revenue clerks. The actual operation of the Wave System and Your island Ride is contracted to VTS of Mass., Inc.²²⁶ NRTA is governed by an Advisory Board, which consists of seven members, one of who is a disabled representative, and one of whom is a community rider, appointed by the town manager from a list nominated by the Massachusetts AFL-CIO.²²⁷

■ Woods Hole, Martha's Vineyard and Nantucket Steamship Authority

The SSA serves Nantucket both as a ferry service provider, and as a state-created regulatory body. Created in 1960 by the Act of the Massachusetts legislature, the SSA is tasked with providing a boat line between Hyannis, Nantucket, and Martha's Vineyard. In addition to its ferry services, the SSA is also tasked with licensing and regulating private freight and passenger carriage operations between the mainland and the islands. The same legislation which created the SSA also authorizes it to regulate any Coast Guard-certified vessel which carries more than forty passengers between the mainland and the islands and license any freight or passenger lines operating to and from the islands. To support its ferry and administrative responsibilities, the SSA maintains offices in Falmouth, and ferry terminals in Woods Hole, Hyannis, Nantucket, Vineyard Haven, and Oak Bluffs, as well as a vessel maintenance facility in Fairhaven, and a warehouse in Falmouth. During peak season SSA employs 750 works, most of whom are unionized.²²⁸

SSA is governed by a five-person board, appointed by the governing body of each area served– Falmouth (Woods Hole terminal), Barnstable (Hyannis terminal), Martha's Vineyard, Nantucket, and New Bedford to serve for two-year terms. The voting power of the Board members is not equal. The representatives from Nantucket and Martha's Vineyard each control thirty-five percent of the total votes, while each of the mainland representatives have ten percent of the collective votes. This means that the unified votes of Martha's Vineyard and Nantucket outweigh the votes of the other three representatives. The SSA also has an advisory group, called the Port Council. The Port Council serve for two-year terms, and each member is appointed by one of the municipal authorities of each of the towns served by the SSA – Falmouth, Nantucket, New Bedford,

Public Services and Facilities

The Town of Nantucket provides a wide range of services for residents, businesses, and visitors: public safety, public works, K-12 public schools, and more. However, the physical boundaries of Nantucket, Tuckernuck, and Musgeket islands correspond to three overlapping jurisdictions – town, county, and regional planning agency – with overlapping facilities and services, creating a wholly self-contained government on the island. This grants some municipal officers and departments additional powers and responsibilities that similar positions on the

mainland do not have. On top of this, the Commonwealth maintains a presence on the island for important functions such as a Registry of Motor Vehicles and court system. These state-level offices operate out of Town-owned buildings.

Although Nantucket is a relatively small town, its location 30 miles from the mainland requires a degree of self-sufficiency that is unmatched in any other Massachusetts community. It has the decentralized organization of a New England small town and the complexity and responsibilities of a city. Meeting all of its unique obligations means Nantucket's town government is a highly complex organization with many boards, commissions, and departments. Providing for the sheer number of people employed by the town and school department or serving in volunteer roles requires not only adequate operating funds but also significant capital investment: municipal buildings, school buildings, recreation facilities, water and sewer infrastructure, stormwater facilities, and a well-functioning circulation system.

Organization of Town Government

■ Administration & Finance

- **Select Board-Town Manager.** Nantucket has a Select Board-Town Manager-Open Town Meeting form of government authorized under a Town Charter adopted in 1996 and amended several times since then.²²⁹ The Select Board controls the executive powers of the Town, and the Town Manager is the chief administrative officer. The Select Board also serves as the County Commissioners (see below for information on the County of Nantucket).
- **Town Meeting.** The Town holds Annual Town Meeting every spring, when voters acting as the Town's legislative body approve and appropriate funds for the annual operating and capital budgets and adopt or amend local bylaws. Additional special town meetings are held at the call of the Select Board. In 2023, Town Meeting voted to establish a Town Council Study Committee. The Committee was charged with drafting a charter amendment to replace Town Meeting with a Town Council form of government. In 2025, however, Town Meeting attendees did not support a non-binding resolution to move forward with the charter change.
- **Town Clerk.** Nantucket's elected Town Clerk maintains the Town's vital records: birth, marriage, and death information; municipal agendas and minutes; elections; business certificates; and dog licenses. The Town Clerk also serves as the County Clerk, maintaining records for the County as needed.
- **Human Resources.** Municipal staffing and personnel administration is handled by the Town's Human Resources Department.
- **Information Technology & GIS.** Information Technology (IT) manages and supports the Town's technology infrastructure. Within the IT department, the GIS division manages the Town's GIS databases, creates GIS maps, and operates a Nantucket-specific GIS portal available to the public.²³⁰
- **Finance Department.** The Town's finances – the collection of revenue, grants, and other funding, and spending oversight – is handled by the various divisions within the Finance Department, led by a Director of Municipal Finance. Town Meeting approves the town's budget. Table PF1 reports changes in the Town's total operating budget from FY 2019-2023.
- **Treasurer.** The Treasurer is responsible for handling the municipality's cash flow. Table PF2 reports growth in the Town's revenue sources by type from FY2019-2023.

- **Assessor.** All real and personal property on the island is assigned a value and regularly re-valued by the Assessor and their staff. The Assessor also works closely with the Select Board and Town Manager to set tax rates every year. The value of the island's property and the tax rate generate the bulk of the municipality's revenue.
- **Abatement Advisory Committee.** Property owners seeking an abatement of real or personal property taxes apply to the Assessor, who presents the application to the appointed Abatement Advisory Committee. Although advisory, the Committee provides an additional level of review for requested abatements.
- **Town Collector.** The Town Collector issues motor vehicle excise, real, and personal property tax bills and is responsible for the timely collection of bills due as well as enforcement of associated interest or fees for late bills.
- **Capital Program Committee.** The Town maintains five- and ten-year capital improvement plans to align major construction and other projects with future planning efforts. The members of the Capital Program Committee are responsible for reviewing and recommending annual capital expenditures.
- **Finance Committee.** In advance of town meetings, the members of the Finance Committee, appointed by the Select Board, review and make recommendations on the Town's proposed annual operating budget and on all spending and non-spending articles included in the warrants.
- The Finance Committee serves a dual role as the **Nantucket County Review Committee**, with essentially the same duties at the county level as the committee has at the local level – reviewing town meeting warrants for articles' impacts on the county's finances.
- **Audit Committee.** Comprised of the Select Board chair, Finance Committee chair, and a second Select Board member, the Audit Committee annually reviews the Town's audit and financial procedures.

■ Land Management, Development, and Conservation

- **Planning & Land Use Services (PLUS)** encompasses most of the land management and use functions of the Town. Led by a Director of Planning, it includes divisions such as the Building Division, responsible for enforcing the Town's zoning code and inspecting buildings; a Planning Division, developing long-range plans for the island; the Energy Office; and it supports several key land use boards.

Notably, PLUS staff are employees of the NPEDC rather than the Town; see the NPEDC section below for more information on this arrangement. This is the most significant overlap between the Town and County governments at the staff level.

- **Energy Office.** Established in 2011, the Energy Office, staffed by the Energy Coordinator, handles all energy policies and planning work. This includes promoting solar in the community, establishing a municipal electricity aggregation program, and educating the public about smart energy usage.
- **Planning Board.** The elected Planning Board operates under G.L. c. 40A and has jurisdiction over subdivisions of land, site plan approval, and some special permits. It also is responsible for preparing and periodically updating the Town's Master Plan.
- **Zoning Board of Appeals.** The Zoning Board of Appeals (ZBA) operates under state law and has responsibility for various special permits, variances, appeals of decisions by the Building Commissioner, and changes to nonconforming buildings and uses. It also has authority over comprehensive permits under G.L. c. 40B.

- **Historical Commission.** Although the entire island is already protected as a local historic district, National Register of Historic Places District, and National Historic Landmark, the Town also has an appointed, advisory Historical Commission. The Historical Commission advises the Select Board and other Town departments on matters relating to the preservation of the island's historic resources.
- **Historic District Commission.** The Historic District Commission (HDC) is the Town's regulatory architectural review board that covers the entire island as well as Tuckernuck and Muskeget. All proposed changes to a property visible from a public way must be approved by the HDC. (See also, Community Systems/Historic and Cultural Resources.)
- **Sign Advisory Council.** To assist the HDC in their review of signage on the island, the Sign Advisory Council undertakes a preliminary review of all proposed sign changes and makes recommendations to the HDC.
- **Natural Resources.** The Natural Resources Department (NRD) includes the Conservation Commission, Sustainability Office, and Coastal Resilience division, and consists of a Director and support staff such as a Water Quality Specialist, Natural Resources Enforcement Officer, Coastal Resources Technician, and Conservation Agent.

The Department's responsibility is to protect and restore Nantucket's natural resources through the enforcement of natural resource regulations and bylaws. Programs and initiatives include the endangered species program, fertilizer management program, water quality program, and shell recycling. See the Natural Resources, Open Space, and Recreation chapter for more information about the Natural Resources Department.

- **Sustainability Office.** The Sustainability Office was created by the Select Board in 2018 and focuses on projects and initiatives that will improve Nantucket's sustainability. The Office is staffed by one Sustainability Programs Manager who reports to the NRD Director, proposing policies and initiatives to improve sustainability and developing strategies with other Town departments and community groups.
- **Conservation Commission.** The seven appointed members of the Conservation Commission are charged with enforcing state and local wetlands protection regulations. The Commission adopted new local regulations at the beginning of 2025 related to the buffer zones around wetlands and construction or disturbances therein.²³¹
- **Coastal Resilience Division.** Led by the Coastal Resilience Coordinator (CRC), the Coastal Resilience division develops plans and recommends policies to protect the island's approximately eighty-eight miles of shoreline from coastal flooding and erosion. Active projects include the Washington Street Resilience project, Easy Street Feasibility Study and Design, and Shoreline Change Monitoring. In 2021 the Coastal Resilience division produced the Town's first *Coastal Resilience Plan*, which was subsequently endorsed by the Select Board and outlines strategies and future projects to combat erosion and reduce flood risks.²³²
- **Coastal Resilience Advisory Committee.** The appointed members of the Coastal Resilience Advisory Committee are drawn from a number of other boards, commissions, and non-profit organizations, such as the Select Board, Conservation Commission, and the Nantucket Land Bank. They coordinate the development of and recommend projects for the implementation of the Coastal Resilience Plan.
- **Community Preservation Committee.** Nantucket was one of the first communities to adopt the Massachusetts Community Preservation Act (CPA), in 2001. This state law allows communities to place a surcharge of up to 3 percent on local property taxes; funds collected are then matched by the state's

Community Preservation Trust fund. The funds can be spent locally but only on projects related to affordable housing, open space and recreation, and historic preservation.

The locally-appointed Community Preservation Committee (CPC) has several members from related boards and commissions, such as the Planning Board and Historic District Commission, in addition to elected at-large citizens. Annually the CPC collects applications for CPA funds and makes recommendation to town meeting for spending. (See also, Community Systems/ Historic and Cultural Resources, and Housing; and Natural Systems/ Open Space, and Recreation.

- **Agricultural Commission.** The Select Board appoints the five members of the Agricultural Commission, established in 2008 to promote and support agriculture on the island.

■ Housing Office

- The Housing Office initiates projects and develops programs to achieve the goals of the Select Board and the Nantucket Affordable Housing Trust. Working under the direction of the Town Manager and in partnership with PLUS, the Housing Office is led by the Municipal Housing Director and supported by a Deputy Director, Office Manager, and Rental Property Manager (See Housing chapter). While its staff report to the Town Manager, the Housing Department works closely with PLUS.
- Nantucket Affordable Housing Trust. Established in 2009, the Nantucket Affordable Housing Trust supports the development of year-round low—and moderate-income housing on the island. The trust's seven members manage the Town and Community Preservation Act funds it receives and work with outside organizations to develop and preserve affordable housing units. The Trust also works to maintain and increase the number of affordable units Nantucket has on the Subsidized Housing Inventory. See Housing chapter.

■ Public Safety

- **Police Department.** The Police Department includes the chief and 50 full-time employees, including patrol officers, investigators, dispatchers, and other safety personnel. During the summer, the Department adds forty non-sworn Community Service Officers (CSOs) and sixty lifeguards to maintain the Island's safety with the seasonal population increase.

The Police Department includes the Division of Marine Safety, managed by the Harbormaster and with four full-time employees and seventy-five seasonal workers, including lifeguards. The Harbormaster enforces waterway laws and regulations, assists boaters in Nantucket waterways, and provides transportation for first responders, such as fire, police, and medical personnel, to access hard-to-reach beaches. In addition, the Harbormaster issues permits for the Town's marina.²³³ The Marine Division staffs eight beaches with lifeguards: Madaket, Cisco, Miacomet, Surfside, Children's, Jetties, and 'Sconset, as well as Ladies Beach. Ladies Beach, owned by the Land Bank, was added to lifeguarded beaches in 2023, which filled a gap in coverage on the southern part of the island between Cisco and Miacomet beaches.

- **Fire Department.** As of 2023, the Fire Department employs thirty-one full-time staff, including a Fire Chief, two Deputy Fire Chiefs, and two Fire Prevention Officers. Each shift consists of a captain and lieutenant to manage and guide the firefighters. The Department aims to have ten year-round employees on duty at any given time to effectively respond to emergencies.²³⁴ In addition to emergency response, the Fire Department conducts inspections and provides public education.²³⁵

■ Public Works

The Department of Public Works (DPW) encompasses five divisions – Operations, Facilities, Central Fleet, Solid Waste, and Parks and Recreation – that manage public services and assets. These include public roads, sidewalks, bike paths, trees and vegetation, parks and fields, buildings, facilities, parking lots, and public beaches. DPW operates a spring maintenance program to address potholes that developed during the winter months. See the Transportation and Circulation chapter for more details.

In 2023, DPW completed 2,206 work orders, 156 more than the previous year, primarily due to completing several major projects. These included the comprehensive mill and overlay of certain roads, resetting of cobblestones on India and North Union streets, and the reconstruction of sidewalks along Center Street.²³⁶

- **DPW's Parks and Recreation Division** (Parks & Rec), which oversees the Town's recreation spaces, nine public cemeteries, and parks, is comprised of one full-time Parks and Recreation Manager.²³⁷ After being dissolved in 2008 due to the national economic downturn, the division was restaffed in 2021 with the current Parks & Recreation Manager. This gap resulted in a significant backlog of maintenance and projects. The Parks & Recreation Manager relies heavily on DPW's Operations division and crews to fill gaps in staffing and receives guidance from the Parks and Recreation Commission on projects. The Town outsources much of the field and other maintenance work to contracted companies.

In 2020, DPW worked with Weston & Sampson to prepare a Parks & Recreation Master Plan, which identifies and describes the Town's outdoor assets, outlines public interest and needs, and proposes future projects and policies.²³⁸ See the Natural Resources, Open Space and Recreation chapter for more details.

- **Parks & Recreation Commission.** Programs and activities at Jetties Beach and Children's Beach are overseen and approved by the Parks & Recreation commission, five members appointed by the Town Manager. They work closely with the Parks & Recreation Manager within DPW.
- **Cemetery Commission.** The Cemetery Commission consists of five Select Board appointees. The Commission keeps records of burial lots sold in Nantucket's public cemeteries, ensures the maintenance of the cemeteries, and executes and delivers deeds for the lots.
- **Tree Advisory Committee.** The Tree Advisory Committee assists in the implementation of the "Trees and Shrubs" bylaw, c. 132 of the Town's General Bylaws. The bylaw identifies the rules and regulations for Town Trees and other plantings owned by the municipality, which were mapped by graduate students in 2024.²³⁹ The "Trees and Shrubs" bylaw prohibits the removal of Town Trees without the approval of the Tree Warden.
- **Solid Waste.** The Solid Waste division of DPW includes a Solid Waste Manager, Recycling Coordinator, and several "Take It or Leave it" facility employees. The Town contracts with Waste Options Nantucket to operate the Solid Waste Facility. See below for more information on the Town's solid waste facility and waste operations.
- **Sewer Department.** The Sewer Department operates as an enterprise fund, governed by the Sewer Commission and Select Board. It manages Nantucket's wastewater conveyance and treatment systems, which include two wastewater treatment facilities, seventeen pump stations, and over eighty-five miles of sewer mains. In 2023, the entire Sewer crew achieved National Association of Sewer Service Companies (NASSCO) certification, enabling them to conduct official inspections.

The Sewer Department is currently completing several large projects, including Phase I of the South Shore Road Gravity Sewer Extension and the installation of a new sewer force main to connect the Sea Street Pump Station to the Surfside Wastewater Treatment Facility.

The Department's responsibilities were expanded in 2023 to include the Town's stormwater operations. This expansion has created additional challenges, especially given current staffing vacancies. Currently, The Department currently has thirteen employees, including three administrative staff.

- **Sewer Commission.** A Special Act in 2008 created a Sewer Commission with authority over the town's sewer districts. The Commission has authority to lay out, construct, maintain, and operate sewer systems within designated sewer districts, authorizes the financial operations of the sewer enterprise fund, and sets various rates for users. Select Board members act as the Sewer Commissioners.
- **Water Department.** The Town's Water Department staff manages the Town's public water supply; see below for more information on the facilities and operations of Nantucket's public water supply.
- **Nantucket Board of Water Commissioners.** Five elected members make up the Water Commission, overseeing the water services provided to the town through an enterprise fund, supporting the water system through ratepayers rather than the Town's general fund. They control all administration, operation, and finances for the Island's public water supply. In addition, the Water Commission sets water rates, determines Water Department employee salaries, and recommends all capital projects and budgets for the Water Department.
- **The Wannacomet Water Company** manages the Water Department and provides water to about 50 percent of the island.²⁴⁰ Residents not served by either entity rely on private wells for water.

■ Airport

The five-member appointed **Airport Commission** oversees operations at Nantucket Memorial Airport. See below for more information about the airport facility itself.

■ Health & Human Services

The Health and Human Services Department (HHS) is an umbrella department with two divisions: Public Health, and Human Services. The Department consists of a Director of HHS and staff.

- **Public Health Division.** The Public Health division monitors, diagnoses, and investigates public health issues on the island. It is led by the HHS Director who oversees numerous health inspectors, the Chief Environmental Health Officer, Community Health Clinical Administrator, and a Public Health Coordinator. In 2023 the Department hired an Environmental Contamination Specialist to address the island's issue with PFAS and other emerging contaminants. That same year, the Division also initiated a public health nursing program to track illnesses and provide clinical support, including programs at the Saltmarsh Senior Center and vaccination clinics. See the Community Health chapter for more details.
- **Human Services Division.** The Human Services division is led by the HHS Director with the support of a separate Human Services Director and is staffed by an office manager and additional staff.²⁴¹ Human Services oversees Veteran's Services, Senior Services, the Commission on Disability, the Council on Aging, and the Council for Human Services. The Human Services division offers a variety of community services including a Tick-Borne Illness Summit and administration of grants to health and human services agencies for community wellness programs, as approved by Town Meeting.

- **Veterans' Services.** The Veterans' Agent provides veterans and their families information and support on how to file claims and pensions, access benefits provided through G.L. c. 115, and other veteran services.
- **Board of Health.** The five appointed members of the Board of Health work to promote a healthy island community for all. They work closely with the HHS staff. More information on the Board of Health and its programs can be found in the Community Health chapter.
- **Commission on Disability.** The Commission on Disability consists of seven members who are appointed by the Town Manager. The Commission advocates for and aids island residents and visitors with disabilities. They identify challenges for people with disabilities, review potential policies and projects and make suggestions that would support the needs of disabled people, and provide information and guidance to navigate the island, among other responsibilities. The Commission also issues parking permits for qualified disabled residents.
- **Council for Human Services.** The nine appointed members of the Council for Human Services are the citizen advisory body for HHS. They develop and recommend policies and programs to support the health and welfare of the island's residents and visitors.
- **Council on Aging.** Members of Nantucket's COA primarily serve to advocate for and set priorities for seniors of the Town with no direct oversight of the Town's senior center.²⁴² Members are appointed by the Select Board.
- **Human Services Contract Review Committee.** Town meeting funding requests for health and human services-related programs are reviewed the seven appointed members of the Human Services Contract Review Committee. In addition to at-large members, the committee also includes representatives from the Finance Committee, Council for Human Services, and NPEDC.

■ Culture & Tourism

- **The Department of Culture and Tourism** consists of a Director, Visitor Services Coordinator, and newly established Events Coordinator. The Department's mission is to support the local tourism economy through community and department partnerships, marketing, development of visitor resources, and management of the Visitor Center, among other strategies.
- **Cultural Council.** The seven-member Cultural Council is overseen by the Town's Director of Culture and Tourism and staffed by the department. The Council distributes Massachusetts Cultural Council grant money to provide funds for arts, humanities, and sciences programming.
- **Visitor Services Advisory Committee.** The appointed members of the Visitor Services Advisory Committee make recommendations regarding services to visitors to support the island's tourism-based economy.

■ Miscellaneous Boards & Commissions

Several boards and commissions are not directly staffed by or tied to a specific department; they more generally advise the Select Board or fulfill a specific role within the Town's administration.

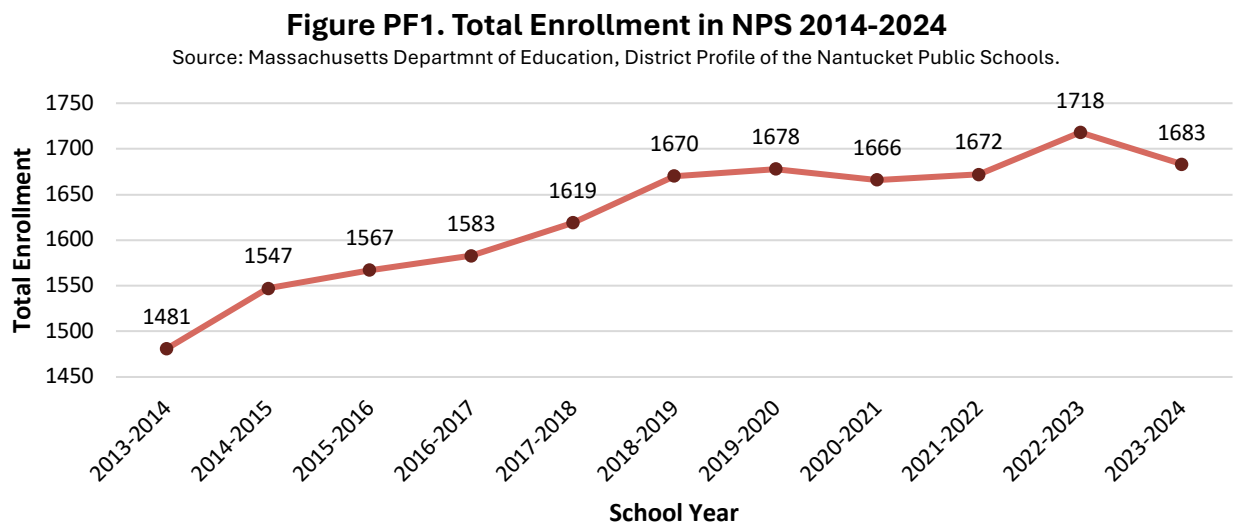
- **Advisory Committee of Non-Voting Taxpayers.** The Town Manager appoints fifteen members to the Advisory Committee of Non-Voting Taxpayers. Members represent non-resident taxpayers' issues and concerns to the Select Board and meet throughout the year.

- **Cannabis Advisory Committee.** To support the implementation of recreational and medicinal marijuana on the island, the Select Board established the Cannabis Advisory Committee in 2019. The Committee was tasked with developing zoning and other regulations for marijuana-related businesses.
- **Harbor & Shellfish Advisory Board.** The elected Harbor & Shellfish Advisory Board reports to the Select Board, balancing the competing needs of various harbor users and the island’s shellfish populations, which play an important role in the health and economy of the island. The Natural Resources, Open Space, and Recreation chapter provides more information on the Harbor & Shellfish Advisory Board.
- **Real Estate Assessment Committee.** The Select Board is advised on certain real estate matters by the Real Estate Assessment Committee, which provides a written report to the Select Board on any matters it is requested to review.
- **Roads & Right of Way Committee.** Matters relating to the island’s roads and other rights of way, such as footpaths, are reviewed by the appointed members of the Roads & Right of Way Committee, who report to the Select Board.

■ Nantucket Public Schools

The Nantucket Public School (NPS) budget, approved annually at Town Meeting, is funded through taxation and government revenues based on a formula from the Massachusetts Department of Elementary and Secondary Education. The total budget approved at the 2024 Town Meeting for the 2024-2025 school year was \$37,326,987.

NPS served a total of 1,683 students in the 2023-2024 school year.²⁴³ Enrollment has generally increased steadily over the past ten years from 2014-2024 by 12.7 percent. The greatest increase in enrollment occurred between the 2013-2014 and 2014-2015 school years by 4.4 percent. The greatest decline in enrollment occurred this past school year between 2022-2023 and 2023-2024 by -2.0 percent.



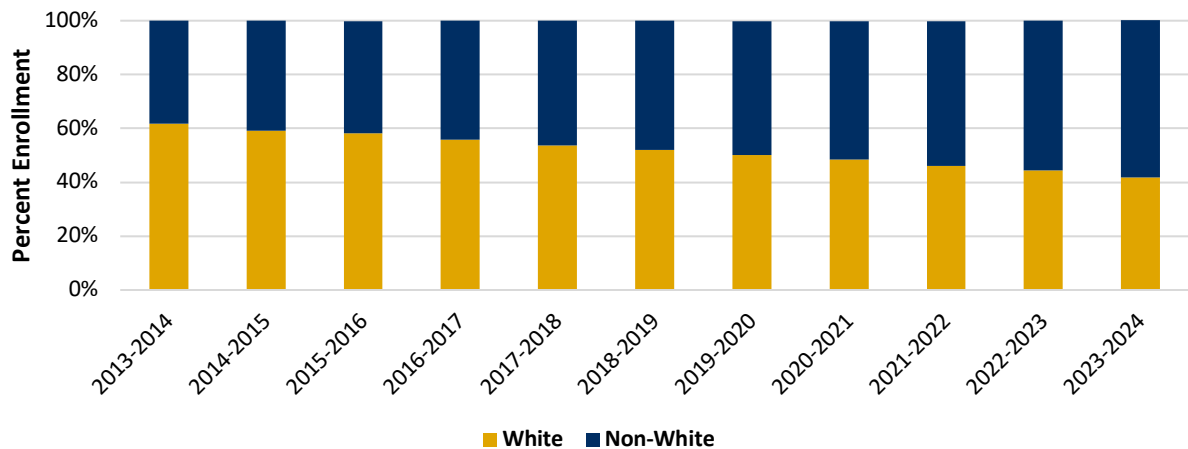
School & Grades Served	Enrollment				
	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024
Nantucket Elementary School (PK-2)	402	396	379	412	397
Nantucket Intermediate School (3-5)	347	319	318	340	340
Cyrus Peirce Middle School (6-8)	396	424	421	380	353
Nantucket High School (9-12)	533	527	554	586	593

Source: Massachusetts Department of Education, <https://www.doe.mass.edu/>.

Another notable trend in NPS enrollment over the past 10 years is the district’s racial diversity, shifting to a majority-minority. Figure PF2 shows a steady decline in the percentage of students who identify as white, with a high of 61.7 percent during the 2013-2014 school year and a low of 41.7 percent during the 2023-2024 school year. In contrast, the percentage of students who identify as non-white, primarily within the Hispanic demographic, has steadily increased from 38.3 percent during the 2013-2014 school year to 58.5 percent in 2023-2024. This shift stands out when compared to the town’s overall population, where only 28.7 percent identify as non-white.²⁴⁴ During the 2019-2020 school year, the NPS demographic split between white and non-white identifying students was nearly even with 50.2 percent and 49.7 percent, respectively.

Figure PF2. Percent Enrollment by Race in NPS 2014-2024

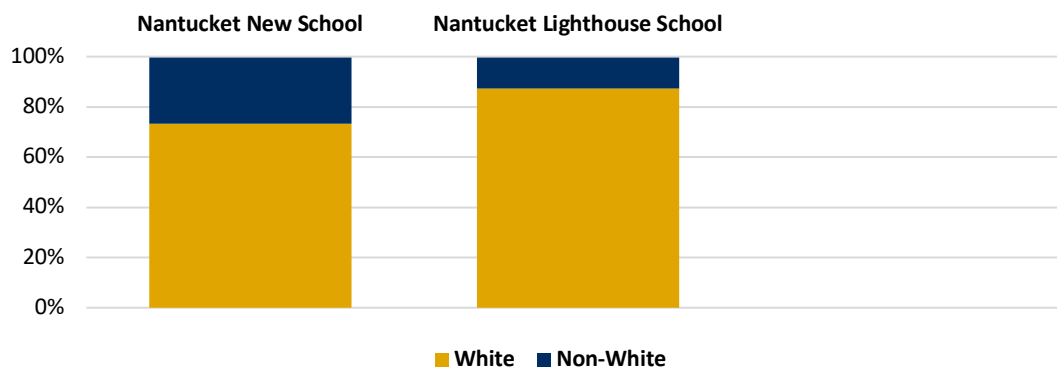
Source: Massachusetts Department of Education, <https://www.doe.mass.edu/>.



The dramatic shift in the enrollment of white and non-white students over the past ten years suggests a disparity in access to alternative education options. The island has three private schools serving students pre-kindergarten up to eighth grade, with annual tuition costs ranging from \$13,900 at the Montessori Children’s House (2022-2023²⁴⁵) to \$20,858 at the Nantucket New School (2023-2024²⁴⁶). Students enrolled in private schools are overwhelmingly white. Figure PF3 shows that for the 2021-2022 school year, 73.3 percent of students at Nantucket New School and 87.3 percent at Nantucket Lighthouse School were white, a sharp contrast to the demographics of Nantucket Public Schools.²⁴⁷ After eighth grade, many private school students on the island continue their education at other private high schools in the New England area, though some matriculate into Nantucket High School.²⁴⁸

Figure PF3. Percent Racial Composition in Two Nantucket Private Schools 2021-2022

Source: National Center for Education Statistics



Nantucket’s public schools experience challenges serving their diverse student population. In the 2023-2024 school year, 49.7 percent of the district’s students spoke English as their second language and 34.6 percent were low-income. This requires many additional support resources to accommodate students and provide equal access to education.

The Covid pandemic has had lasting effects on the student and teacher population in NPS, such as significant issues with student learning, student behaviors, and student social and emotional skills. These challenges require teachers to spend extra time helping students build new skills, disciplining, and reaching out to families for further support among other added responsibilities.

- **School Committee.** The School Committee consists of five elected members charged with setting school policies. The School Committee has full power to allocate funds appropriated by Town Meeting. It is supported by the NPS Superintendent who acts as the Chief Executive Officer responsible for enforcing set policies, and the School Business Manager operates as Chief Financial Officer.²⁴⁹ The School Committee has eight sub-committees which include Policies, Scholarship, Teacher Negotiations, and Custodians / Grounds Negotiations, as well as ten work groups or task forces which include the Cape Cod Collaborative and Food Services Advisory Committee.²⁵⁰
- **Scholarship Committee.** The Town Scholarship Fund was established in 1986 to provide educational financial aid to Town residents. The Committee is responsible for awarding funds and is led by the Superintendent or a designee and seven Town residents. The Committee reviews applications and awards graduating seniors or adults returning to school since graduating high school.

- **Nantucket Community School.** A division of the Town’s public schools, the Nantucket Community School offers a variety of programs for the public at the Nantucket Elementary School and other community facilities. The Community School primarily serves the island’s youth with programs for after school, dance, early childhood education, gymnastics, driver’s education, sports, and summer camp. Adult education classes are also offered through the Community School, which include English for Speakers of Other Languages (ESOL) workforce development, adult learn to swim, and dance. The Community School’s use of a number of facilities around town enable it to offer a broad range of services and programs.

■ County of Nantucket Administration

Although many counties in Massachusetts have been abolished and no longer operate the way counties do in much of the rest of the country, the county government of Nantucket still exists. Many of the county functions overlap with municipal functions, and thus municipal officers, employees, boards, and commissions serve roles at both the local and county level. Some county-specific roles are highlighted below.

- **County Commission.** The County Commission serves as the executive branch of the county government, directing overall policy and regulation for the county. The Town of Nantucket Select Board serves as the County of Nantucket Commission, and the Town Manager serves as the County Manager.
- **Nantucket County Review Committee.** The Town of Nantucket’s Finance Committee also serves as the Nantucket County Review Committee, reviewing the County budget.
- **Registry of Deeds.** As in other Massachusetts counties, transfers of property, mortgages, leases, easements, and restrictions are all recorded at the Registry of Deeds. The Nantucket Registry of Deeds is located in the Town & County Building.
- **County Clerk.** As noted earlier, the Nantucket Town Clerk also serves as the County of Nantucket Clerk, preserving the records of the county.
- **Sheriff’s Office.** The County of Nantucket Sheriff’s Office is Massachusetts’ smallest Sheriff’s Office, the only one in the state without a jail or correctional facility. Instead, the office contracts with the Barnstable County Sheriff’s Office for detention of individuals arrested and sentenced by the Nantucket District or Superior Court. The Sheriff is elected and is a state employee.
- **Woods Hole, Martha’s Vineyard & Nantucket Steamship Authority / Steamship Authority Port Council**
- **County Commissioners** (see below) appoint a Nantucket representative to the Steamship Authority (SSA) pursuant to the SSA enabling legislation as well as a Steamship Authority Port Council member.

■ Nantucket Planning & Economic Development Commission

The entire island is wholly within the region of the Nantucket Planning & Economic Development Commission (NP&EDC), one of thirteen regional planning agencies in the state, but the only one with a single town in its service area: Nantucket. The NP&EDC was established in 1973 and is tasked with planning for the island and its villages for the orderly and coordinated development and protection of the physical, social, and economic resources of the Island of Nantucket. NP&EDC is responsible for the preparation of comprehensive plans for the physical, social, and economic development of the county and town must make recommendations for actions to implement plans to the responsible county and town agencies.²⁵¹

In yet further overlap between jurisdictions on the island, the NPEDC board is composed of Town of Nantucket Planning Board, Conservation Commission, and Housing Authority members. The municipal staff of PLUS are technically employees of the NPEDC, with a Memorandum of Understanding between the Town and NPEDC allowing PLUS staff to operate as the Town’s planning staff. In 2023 and again in 2025, Town Meeting approved a citizen petition to change the makeup of the NPEDC.

The NPEDC’s appointed Bicycle & Pedestrian Advisory Committee supports the organization’s work to enhance the island’s bicycle and pedestrian offerings.

Municipal and County Facilities

Assessor’s records show that the Town owns over 600 parcels of land across the island. This includes everything from conservation land to properties taken via the tax title process to the actual municipal buildings that provide office space for Town departments and services for residents and visitors. In addition, the County of Nantucket owns almost fifty pieces of property with a similar array of uses.

The municipal buildings most frequently used by residents and visitors include the Town & County Building, Public Safety Facility, Public Works Facility, Health & Human Services and Natural Resources Department at 131 Pleasant Street, the Finance Building, and Planning & Land Use Services (PLUS) Building. Table PF4 lists the Town’s primary public services buildings and their condition as reported by Town staff during interviews for this master plan. As shown, Town departments are spread across the island.²⁵²

Table PF4. Nantucket Municipal Facilities			
Facility	Address	Condition	Owner
Community School	30 Surfside Road*	Satisfactory	Town of Nantucket
Cyrus Peirce Middle School	10 Surfside Road	Satisfactory	Town of Nantucket
Finance Building	37 Washington Street	Unsatisfactory	Town of Nantucket
Harbor Master	34 Washington Street	Unsatisfactory	Town of Nantucket
Health & Human Services and Natural Resources Department	131 Pleasant Street	Unsatisfactory	Town of Nantucket
Our Island Home	9 East Creek Road	Unsatisfactory	Town of Nantucket
Nantucket Elementary School	30 Surfside Road	Satisfactory	Town of Nantucket
Nantucket High School	10 Surfside Road	Satisfactory	Town of Nantucket
Nantucket Intermediate School	30 Surfside Road	New	Town of Nantucket
Nantucket Memorial Airport	14 Airport Road	Satisfactory	Town of Nantucket Airport
PLUS Building	2 Fairground Road	Unsatisfactory	Town of Nantucket
Public Safety Facility	4 Fairgrounds Road	Satisfactory	Town of Nantucket
Public Works Facility	188 Madaket Road	Unsatisfactory	Town of Nantucket
Sewer Department	81 South Shore Road	Unsatisfactory	Town of Nantucket
Town & County Building	16 Broad Street	Unsatisfactory	Town of Nantucket

Facility	Address	Condition	Owner
Veteran’s Services	22 New South Road / 22 Bunker Road	Satisfactory	Town of Nantucket, lease with Nantucket VFW
Visitor Center	25 Federal Street	Satisfactory	Town of Nantucket
Water Department	1 Milestone Road	Satisfactory	Town of Nantucket Water Commission

Source: Interviews with Nantucket town departments and visual assessments of municipal facilities.
*The Community School also has a Downtown Office located at 56 Centre Street.

- **Town & County Building, 16 Broad Street.** Constructed in 1964, Nantucket’s Town & County Building is the seat of government on the island. It houses both Town and County services: Town Administration, Town Clerk, Housing Department, Real Estate Division, Human Resources, as well as the County Courts, Registry of Motor Vehicles, and Registry of Deeds. The building is ADA compliant.
- **Finance Building, 37 Washington Street.** The Finance Building serves as the primary facility for municipal finance services under the Finance Department. The facility is not fully accessible to individuals with disabilities because it lacks an ADA-certified access ramp from the parking lot to the building and ADA accessible paths outside.
- **Housing for Municipal Employees.** As an island thirty miles away from the mainland, Nantucket has limited developable space. As the island has become increasingly attractive as a vacation and second home location, many of the year-round residents have had difficulty finding housing. In response to the needs of municipal employees, the Town owns and manages dedicated on-island housing for its employees. These a barracks facility to house seasonal public safety workers, apartments known as the Cow Pond Residences intended for school employees, and several rented properties for various municipal employees.
- **Planning and Land Use Services (PLUS), 2 Fairgrounds Road.** The Town acquired the PLUS building in 2004 as part of a larger purchase from the Nantucket Electric Company (NEC). Built in 1969, the facility initially served as a warehouse for the NEC. Although a planning study initially recommended replacing the building, over the course of several years Town departments moved into the building and it continues in use. Increasing use has stretched the building’s capacity, with staff increasing from eight in 2005 to twenty-five in 2024. A warehouse portion lacks climate control, and the exterior of the building is in disrepair.²⁵³ Due to a lack of meeting space at 2 Fairgrounds Road, all boards and commissions staffed by PLUS personnel meet in other public facilities.²⁵⁴
- **Health & Human Services (HHS) and Natural Resources Department (NRD) Building, 131 Pleasant Street.** In November 2018, HHS was relocated to the lower level of the former fire station; the NRD is on the upper level. The NRD and HHS somewhat overlap in mission and generally benefit from being co-located in the facility. The on-site garage primarily stores boats and equipment for the NRD, with a portion available for HHS to store remediation equipment and access a small room for vaccine storage and clinic supplies. Since the facility lacks designated meeting rooms, a meeting trailer was added, containing two rooms with a maximum capacity of thirty people each. These rooms are used by staff and other committees, such as the NPEDC, but their open layout and limited technology make them unsuitable for collaborative meetings.²⁵⁵

- **Brant Point Shellfish Hatchery.** The NRD has operated the Brant Point Shellfish Hatchery since 2015. The Hatchery is located next to the Brant Point lighthouse and specializes in the cultivation of Nantucket Bay Scallops to supplement the wild population in Nantucket and Madaket Harbors.
- **Public Safety Facility,** 4 Fairgrounds Road. Nantucket’s Public Safety Facility houses the Town’s Police Department (including dispatch), Fire Department, and Information Technology/GIS Department. The Town acquired the property in 2004, constructing the Police Station in 2010 and the Fire Station in 2019. The joint facility’s location in the Mid-Island provides central access to the island’s densest area. The facility is ADA accessible, with ramps and an elevator, and parking is available adjacent to the facility. The facility also contains a Community Room where many municipal boards meet.

The Police Station contains administrative offices, a lock-up area, training room, and locker rooms. The Fire Department’s portion of the building includes 22,000 square feet with six bays, offices, separate locker rooms for men and women, and ten individual overnight rooms. It houses the Department’s vehicles, including a ladder truck, ambulance, pickup truck, and utility task vehicle (UTV), and lifesaving equipment.

The Town also owns three firehouses located in Siasconset, Madaket, and Tuckernuck.

- **Harbormaster Building and Town Pier,** 34 Washington Street. The Town’s marina, which has 1,800 private moorings for residents and 125 moorings for visitors to rent, also includes the Harbormaster Building.²⁵⁶ For several years, planning has been underway to replace the facility due to deteriorating conditions and flood risks in the area. The proposed facility would be built on the same site but raised to meet updated flood standards. However, permitting delays and effects from the pandemic resulted in the budget exceeding the allocated funds of \$3.5 million. The project remains on hold until more funding is procured.

Extending into the water from the Harbormaster Building is the Town Pier. It provides transient dockage for vessels under thirty feet. A series of storms damaged the Pier in the 2010s, but by 2024, the Town had replaced the wooden floating docks with more durable concrete docks designed to better withstand winter weather and requiring less maintenance. In addition, the Town invested in a 100-foot wave fence at the Town Pier to help mitigate wave severity and further protect the Pier and docks from damage.²⁵⁷

- **Nantucket Memorial Airport,** 14 Airport Road. The Town owns and operates Nantucket Memorial Airport, a vital transportation connection for the island. The airport sees heavy traffic during the summer months. Both private and commercial aircraft make use of the airport. For more information on the airport, see the Transportation chapter.
- **Visitor Center,** 25 Federal Street. The Visitor Center downtown operates under the Department of Culture and Tourism. Special Event and Film Permitting is also housed in the Visitor Center. The Visitor Center provides information about upcoming events and activities, transportation options, and lodging. The facility has some accessible features including accessible restrooms and wheelchair access.
- **Saltmarsh Senior Center,** 81 Washington Street. The Saltmarsh Senior Center is overseen by the Director of Human Services with day-to-day assistance from a Program Coordinator and Assistant Director, as well as additional per diem program instructors. The Senior Center provides a variety of services for seniors including legal and computer assistance, and arts and crafts classes, in addition to contacts for resources such as legal advice, elder care planning, housing, and food assistance.

The Saltmarsh Senior Center is at capacity, limiting the number of programs that can be offered.²⁵⁸ There is also limited parking and not enough private meeting space to meet the needs of the Center. With only one

large programming room, scheduling conflicts occur. The Town has explored building a new senior center on the site of Our Island Home (below), if that facility is relocated.

The Senior Center is supported by a non-profit friends group, the Nantucket Center for Elder Affairs, Inc., which owns the Senior Center building while the Town owns the land.

- **Our Island Home**, 9 East Creek Road. In response to the needs of the community and the failure of the private market, the Town operates Our Island Home, a skilled nursing facility operating as an enterprise fund. The facility has forty-five beds and offers long-term nursing care and short-term rehabilitation, palliative, and respite care. The facility was built in 1981 and has outgrown its current capacity.²⁵⁹ The Town has been planning for its replacement, however a Town Meeting vote to fund the project was defeated in May of 2025.²⁶⁰

- **Public Works**, 188 Madaket Road. The Public Works Facility serves as the base for all five divisions within the DPW. The site includes eight buildings on nearly half an acre: an office building with an open conference room, a DPW fleet garage, gas pumps, a salt shed, and other essential buildings.

Following the results of a 2017 study highlighting deficiencies at the DPW site, the Town is hoping to construct a new Public Works Facility on a 27-acre site at 1 Shadbush Road.

- **Solid Waste Facility**. The Town's solid waste facility (SWF) is located adjacent to the DPW site, and there are no plans to relocate it. For 25 years, Waste Options Nantucket has operated the Town's SWF through a Waste Services Agreement (WSA) with the Town. The current WSA expires on November 30, 2025. The Town recently procured and executed a new agreement, again with Waste Options Nantucket.

The SWF includes collection sites for several different waste streams. Residents can drop off trash and recycling at the landfill, though some hire private haulers. The Town services trash and recycling receptacles downtown, at public beaches, sports fields, and other Town-managed locations. Much of the solid waste collected at the landfill gets shipped to the mainland. Other features at the SWF include a composter, transfer station, a Materials Recovery Facility, and a "Take It or Leave It" facility.

- **Public Water Supply**

- **1 Milestone Road. Nantucket's Water Department**, also known as "Wannacomet Water," operates out of the facility at 1 Milestone Road.²⁶¹ This site includes three groundwater wells within the Town's Sole Source Aquifer and two pump station buildings. Under Massachusetts Drinking Water Regulations, the entire site falls under Zone I and Zone II Wellhead Protection Areas, so can only be used for public water supply. The Sole Source Aquifer is highly vulnerable to contamination due to a lack of hydrogeologic barriers to block contaminants. This facility does not treat the water and serves the town's largest water district. The most recent samples testing for lead and copper were collected in 2022 and results showed safe levels in the water.²⁶² In addition, samples testing for PFAS6 compounds in 2024 showed low levels of PFAS in Wannacomet Water Company's well. Moreover, a mobile treatment facility is in the process of being installed.

- **Siasconset Water Facility**. Located at 50 Main Street in Siasconset, the Siasconset Water Facility site includes three small storage buildings, a water tower, and a pump station for two groundwater wells. Like the Wannacomet Water Facility, the Siasconset Water Facility is also highly vulnerable to contamination and is designated as Zone II. The facility provides water to the Siasconset water district but only treats water from Well #6 with Calciquest, a product used to reduce lead and copper concentrations. In the 2023 Water Quality Report, the facility detected lead in some tap water samples,

a persistent issue since 2017. However, the water provided by the Siasconset Water Facility is lead-free when it leaves the well or water tank through iron and steel pipes that do not add lead to the water. Most likely, lead found in the tap water samples comes from service lines and home plumbing. The Water Department continues to test water at both facilities per state and federal requirements.

- **Wastewater Collection and Treatment.** About 60 percent of the island has sewer connections, while 40 percent rely on septic systems.²⁶³ The Surfside Wastewater Treatment Facility, located at 81 South Shore Road, is one of the Town's two wastewater facilities and houses the Sewer Department's main office. This Membrane BioReactor (MBR) facility continuously processes wastewater from all Town districts, including septage, landfill leachate, brew waste, carpet cleaners, and wastewater from food trucks. It also handles all waste sludge transported from the Siasconset Wastewater Facility for processing.

A second Town Wastewater Treatment Facility, located at 57 Low Beach Road in Siasconset, was constructed in 2003-2004. This Sequencing Batch Reactor (SBR) facility processes wastewater in small batches and operates under a separate discharge permit from the Surfside Wastewater Facility.

In 2020, the Town and Weston & Sampson published a Sewer Master Plan.²⁶⁴ The plan covers the Town Sewer District wastewater collection system which pumps to the Surfside Wastewater Treatment Facility through four pump stations. The plan built on the 2014 Comprehensive Water Management Plan (CWMP), recommending pump station improvements to support potential areas of expansion in the Town's sewer system. The 2020 Sewer Master Plan also re-assessed the 2014 CWMP capacity estimates and projected both increases and decreases in capacity based on pipeline development projects and other contributing factors. Needed improvements to the Surfside Wastewater Treatment Facility are likely to increase based on capacity and other issues. The Town is currently conducting a build out analysis for non-sewered areas; for additional information see the Land Use section.

The Town is currently designing a sewer extension to the Somerset Needs Area.²⁶⁵

■ Public Schools

Nantucket has four public schools serving pre-kindergarten through twelfth grade. The four buildings are closely located and create a campus environment for students and teachers alike. Many after-school programs, offered through the Community School, are centrally located within the various schools.

- **Nantucket Elementary and Intermediate Schools**, 30 Surfside Road. The school campus at 30 Surfside Road is 14.8 acres and includes Nantucket Elementary School, Nantucket Intermediate School, and the main offices of the Community School. In 2017, major renovations included development of the Nantucket Intermediate School, improved circulation, new parking, and redesigned athletic fields.
 - **Nantucket Elementary School (NES)** was constructed in 1979 and is 86,400 square feet. The facility was designed to accommodate 500 students. NES serves pre-kindergarten, kindergarten, first, and second grade. In the 2023-2024 school year 397 students were enrolled, and the student-teacher ratio was 9.9 to 1.
 - **Nantucket Intermediate School (NIS)** was constructed in 2017 and is 73,214 square feet serving third, fourth, and fifth grade. The facility was designed to accommodate 450 students. The development of the NIS was part of a larger \$50 million improvement plan to address challenges of NPS's growing student population. In the 2023-2024 school year 340 students were enrolled, and the student-teacher ratio was 9.3 to 1.

- **Cyrus Peirce Middle School and Nantucket High School**, 10 Surfside Road. The school campus at 10 Surfside Road is 8.1 acres and includes the Cyrus Peirce Middle School and Nantucket High School, connected through a breezeway.
 - The original **Cyrus Peirce Middle School** was constructed in 1955 and in 1990 was included in a renovation to the high school. It serves the sixth, seventh, and eighth grades. In the 2023-2024 school year 353 students were enrolled, and the student-teacher ratio was 11.2 to 1. As part of the 2017 schools project that included the development of Nantucket Intermediate School, Cyrus Peirce received an 8,260 square foot addition which created an additional six classrooms.
 - **Nantucket High School (NHS)** was renovated and expanded in 1990 and is 119,305 square feet. It serves the ninth, tenth, eleventh, and twelfth grades. In the 2023-2024 school year 593 students were enrolled, and the student-teacher ratio was 11.9 to 1. Future Plans

The Town's ten-year Capital Improvement Plan lists a new middle school schedule for funding in 2032. NPS published a Master Plan in 2013 and provided updates in 2021 with further details which included a location for the new middle school within the overall NPS campus.

Non-Municipal Services and Facilities

- **Broadband Internet Service.** Broadband internet is widely available in Nantucket through the primary internet provider, Xfinity, covering 99.92 percent of the island.²⁶⁶ Most of the island has access to at least 100/20 megabits per second (Mbps) internet speed, a benchmark set by the FCC to identify parts of the country that are considered served (at or above 100/20 Mbps) or underserved (less than 100/20 Mbps) by internet access. Underserved areas on the island include many residences off Madequecham Valley Road and nearby Wigam Road, all residences on Tuckernuck Island, all residences on Coatue Avenue, and some residences on Sheep Pond Road.
- **Cable Access Service.** Comcast, Inc. provides cable service to the island. The Town's Public, Education, and Government (PEG) channel, Nantucket Community Television (NCTV), operates as a non-profit that provides viewers with local updates and content. Members of the Cable Access Advisory Committee are appointed by the Town Manager and consist of a mix of Town employees and residents, with at least one person with a background in cable television service. The Committee primarily monitors and advises the Town Manager on the Town's Cable Television License Agreement and is typically only active during cable licensing.
- **Nantucket Atheneum.** The Nantucket Atheneum serves as the island's free public library, located in downtown Nantucket at 1 India Street. It began as the Nantucket Mechanics Social Library and the Columbian Library Society, both founded in the 1820s. In 1827, the two merged to form the Universal Library Association, which eventually became the Nantucket Atheneum in 1834, operating as a private membership library. The Atheneum was located originally in a renovated Universalist Church in downtown Nantucket, however the Great Fire of 1846 destroyed the facility. Rebuilt in 1847 at its current location, the Atheneum underwent significant renovations in 1996, including the development of the Weezie Library for Children. Today the Atheneum remains a private, non-profit organization, but it receives funding from the Town and is the town's only free, public library.

The ground floor offers two meeting rooms available for free via reservation. The Atheneum charges a fee to use teleconference technology in the spaces. The Atheneum is open daily all year except Sundays and public holidays. An elevator on the east end of the Atheneum provides accessible access to all floors.

Both locals and tourists frequent the Nantucket Atheneum. In 2022, the Atheneum received over 50,000 visits, a 25 percent increase in library usage since the Covid pandemic.²⁶⁷ The Atheneum receives support from over one hundred volunteers annually, and 75 percent of its operating budget depends on contributions and fundraising. To meet this financial need, the library hosts several fundraising events, including Weekend at the Library, the Turkey Plunge, and the Atheneum Dance Festival.

Community Systems

Historic and Cultural Resources

Visitors and residents recognize that Nantucket’s historic character encompasses much more than just buildings; it includes the context, artifacts, visual qualities, and settings that contribute to its rich heritage.²⁶⁸ Nantucket’s historic resources blend the natural landscape with the built environment, creating a unique cultural, historical, and economic tapestry that showcases architectural styles of national importance, including Colonial, Federal, Greek Revival, Romantic, and twentieth century designs.²⁶⁹ Nantucket’s significant landscape and built environment were recognized locally in 1955 with the establishment of a local historic district, and nationally in 1966, when downtown and ‘Sconset were designated a National Historic Landmark (NHL); this designation was later extended to the entire island in 1975.

Whether you arrive for the first or the thousandth time, many people describe coming to Nantucket as a journey back in time. Gray shingled roofs and cobblestone streets lead to expansive, preserved natural landscapes. Separated from the mainland, Nantucket preserves a sense of calm and serene escapism from modern hustle and bustle. Since the late nineteenth century, people have been attracted to this “Nantucket feel” and the economy has built up around tourists, retirees, and second-home owners.²⁷⁰ Today, Nantucket remains an exquisite example of a late eighteenth and early nineteenth century New England seaport town, rich in architectural and environmental heritage. Maintaining the historic and natural resources that create the fabric of Nantucket, including structures, waterbodies, streetscapes, and habitat alike, in the face of changing conditions is crucial to ensure Nantucket’s healthy and prosperous future.

Nantucket’s History

Three recent sources provide a comprehensive history of Nantucket, its built environment, and the preservation movement on the island: a 1984 town reconnaissance report prepared by the Massachusetts Historical Commission (MHC); the 2012 update to the National Historic Landmark (NHL) nomination form; and a 2022 historic resources survey plan.²⁷¹ The information below is summarized from those three documents.

Nantucket, meaning “far-away island” in the Wampanoag language, was home to indigenous people of the Wampanoag tribe before colonization by White settlers in the seventeenth century. These Algonquian-speaking Native Americans utilized the island’s rich marine resources and traded with mainland communities. Historians estimate that around 3,000 Wampanoag lived on Nantucket in the mid-1600s, using the island as a refuge from encroachment and disease.²⁷² There are several documented Native American village sites on the island dating from the pre-contact period, and archaeology work during the twentieth century has provided more information on how these first peoples lived on and used the island.

During the seventeenth century the island passed back and forth between several European owners, such as the King of England, Plymouth Colony, the Province of New York, and private owners. European settlement took root in 1659 when Thomas Mayhew sold the island to “nine original proprietors,” marking the start of the Wampanoag’s decline.²⁷³ The island was incorporated as a town in 1671 within the Province of New York, and was not part of Massachusetts Bay Colony until 1692.

European settlement originally occurred on the north side of the island near Capaum Pond, which had an opening to the ocean and provided a small, safe harbor. The small village was known as Sherburne. Two structures are believed to remain on their original sites from this early period of settlement: the ca. 1686 Jethro Coffin House (16 Sunset Hill Lane, NAN.L) and the 1722 Elihu Coleman House (40 Hawthorne Lane, not documented).²⁷⁴ Capaum Pond’s opening to the ocean was closed by 1722, and settlement shifted east to the Great Harbor and what is now downtown Nantucket. As the island has never had much timber, lumber and other building materials were likely shipped in. Structures have also been frequently moved and reused. Many of the original structures at the Sherburne site were later moved and incorporated into new structures in downtown Nantucket, some of which have been located and restored by preservationists in the twentieth century.

The early eighteenth century brought explosive growth for the small island. Quakers arrived between 1700-1750, constructing meetinghouses that served as community hubs. From the 1690s to the 1850s, whaling became the dominant industry, with Nantucket emerging as the whaling capital of the world in the mid-1700s to the 1840s. Fishing, especially cod fishing, also contributed to the island’s economy.

Europeans learned of whaling from the island’s Native American residents, who continued to work on the whaleboats through the nineteenth century. Straight Wharf, still a prominent feature in Nantucket’s harbor, was first constructed in 1723, followed by several other wharves in the 1760s and 1770s to handle the growing trade. The Rotch Warehouse, now known as the Pacific Club, was constructed c. 1772, one of the most prominent remaining commercial buildings from this period. Lighthouse construction began in the mid-18th century, with nine eventually constructed around the island to provide safe navigation to the island and around its dangerous shoals. Today three lighthouses remain – Brant Point (NAN.901), Great Point (not documented), and Sankaty Head Lighthouse (NAN.930). Nantucket’s first census in 1765 recorded a population of 3,320, although this likely did not account for the many transient maritime employees who used the island as a base between voyages.

The number of houses and other structures from the eighteenth century that remain on the island are a major contributor to its nationally-significant architecture. The driving force behind the island’s simplicity of architecture is unknown but is speculated to be the high cost and limited number of building materials, the reuse of building materials, the high number of early Quaker residents, and the generally isolated and interrelated nature of society on the island.

Eighteenth century houses around the island, primarily focused in the downtown area, display a number of popular forms and styles from the period in addition to some features unique to the island. The center-chimney plan predominated, either as a full hall-and-parlor house with a room on either side of the center chimney, or as a half-house with only one room to the side of the chimney. While in the early eighteenth century these houses often had an integral lean-to providing additional space at the rear, by the mid-18th century the houses were rising to a full two stories. In addition, houses were often built with a raised basement to provide space for storage and cooking, leading to the tall stoops visible in village centers today. Outside of the downtown area, some houses were built with a unique circular cellar to account for the island’s sandy soil; a brick lining formed an arch in the round cellar preventing the soil from collapsing. What is popularly known as the “typical Nantucket house” - a half-house with an additional window on the opposite side of the entry door from the

usual two windows - was built in the later eighteenth century. Outside of the village center, more one-story hall-and-parlor plans were constructed, sometimes with a higher stud height creating a garret, or an integral lean-to at the rear providing additional space.

In addition to more traditional dwellings that remain around the island from this period, small whale or fishing stations dotted the island in the eighteenth century. These served initially as on-shore fishing stations and later as bases from which boats and their crew would go out when a pod of whales or a school of fish was spotted from tall masts on shore. Small houses were built to serve as sleeping quarters for these fishing crews, and the NHL nomination for the island identifies some of these “whale houses” in ‘Sconset. Although the Native population was dwindling through the eighteenth century, Natives made up a significant portion of these fishing crews. Native Americans were divided up between the whale boats to share their traditional knowledge of whale hunting among the white crew members.

The Revolutionary War represented a downturn in Nantucket’s whaling and fishing economy, as most of its ships were destroyed or lost, a duty on whale oil caused many of its whalers to move outside the fledgling United States, and the island’s population stagnated. But by the 1790s, the island was entering its Golden Age as ships began to sail to the Pacific and bring back larger and larger whales. The island’s population grew along with associated support industries such as the production of rope, duck cloth, and casks. The War of 1812 brought another pause in the industry as the vulnerable island was often plundered by the British and many Nantucket sailors and their ships were lost, captured, or killed during conflicts. However, resilient Nantucket regained its success and prominence in the whaling industry, and at its height in the 1840s, maintained a population of nearly 10,000 people with five wharves and thirty-six candle factories, all driven by the whale oil industry. The island historically had a large Black population when compared to other Cape communities, with 228 reported in 1800. Many of the Black residents settled in an area known as New Guinea, around Atlantic Avenue, Pleasant Street, West York Lane, and York Street. After Boston and New Bedford, Nantucket had the third largest Portuguese population in the state in the early nineteenth century, drawn to the island by the maritime industries.

During the early nineteenth century, the island was also a center of abolitionist activity. The African Meeting House (ca. 1824, NAN.1) was formed in the 1820s, one of the first in the country and one of the oldest Black religious buildings still in use in the country. A group of Quakers founded the Nantucket Anti-Slavery Society in 1839, with Frederick Douglass arriving on the island two years later to speak at the Nantucket Atheneum (ca. 1850, NAN.3076) and the Big Shop (35 Milk Street, not documented). The Atheneum had formed in 1834 as the result of a merger of two previous libraries. The organization’s first librarian was future scientist and women’s rights advocate Maria Mitchell.

The whaling industry began to wane in the 1850s due to a combination of environmental, economic, and social factors. Larger ships could not navigate the island’s harbors that were filling with sand, and they traveled instead to New Bedford. The California Gold Rush drew away many of the young men who previously worked in the maritime industry. And through the end of the nineteenth century, a transition to kerosene lessened the demand for whale oil globally. The island’s central business district was destroyed by a fire in 1846, but the downtown area was quickly rebuilt with two-story brick buildings in the popular Greek Revival style, the streetscape visible on the island today along its cobblestone streets.

As the whaling industry waned, local residents turned to farming to provide food and saleable goods. The Mid-Island moorlands had long been used for grazing, and by the middle of the nineteenth century the island had over 100 farms. The MHC reconnaissance report notes that this was more than any other community on the

Cape. One of the few remaining farms, Sea View Farm (NAN.M) in Polpis, is protected by a preservation restriction.

The whaling industry was quickly supplanted by the tourism industry at mid-century. Tourism had existed on the island since the mid-1700s when island residents would travel from their downtown houses to other parts of the island for picnics or scenic stays. By the mid-19th century, American vacationers were turning to seaside areas, and the Cape and the islands provided ample vacation spots. Regular weekly steamship service to the island began in 1833, becoming daily in 1872, with the Old Colony Railroad on the Cape coordinating schedules with the steamship companies to efficiently move vacationers out to the islands. Rail lines on the island connected further out areas like Surfside and ‘Sconset to downtown in the 1880s, easing tourist travel and spreading visitors across the island.

With the loss of population that came with the decline in whaling, tourists were able to fill in many of the existing residences, so there was not a lot of new construction that came with the shift in the economy. The population declined from a peak of 9,012 in 1840 to 3,006 by 1900. Former residences were converted to hotels beginning in the 1840s, but outside the main settlement areas of downtown and ‘Sconset, larger purpose-built hotels were constructed. Many of these wood buildings have been lost over time, but the Wauwinet (1876 and 1934, NAN.2955) still stands. Summer cottages were advertised beginning in the 1860s, with some local real estate investors constructing new cottages and rehabilitating former houses into seasonal rentals. Nantucket did not have as much “cottage city” construction as its neighbor Martha’s Vineyard did, although some clusters of cottages exist around the island.

‘Sconset developed more than other more remote parts of the island, eventually hosting several hotels and cottage clusters, a casino (ca. 1899, NAN.2374) that hosted a major theater space, a non-denominational chapel (1883, NAN.2379), and a golf club (not documented).

Prominent among the summer visitors were artists, who started traveling to the island in the mid-19th century but truly flourished in the early twentieth century. They would make use of former maritime buildings along the waterfront, such as fish shacks, using them as small studio spaces and places to sleep while going out to paint *en plein air* during the daytime. Galleries and exhibitions followed the artists, and in 1945 a core group formed the Artists Association of Nantucket, which continues its work of uniting the island’s artists today. The organization has a gallery in a post-fire Greek Revival style brick warehouse on Straight Wharf (12 Straight Wharf, NAN.3).

Since the late nineteenth century Nantucket residents have struggled with the blessing and curse that is a tourism economy - while the island’s historic setting attracts visitors to the island, their increasing numbers require more and more changes to that historic setting. The Town itself acquired a footpath along the bluffs in ‘Sconset in 1892, to protect views there, and in 1895 took by eminent domain most of Muskeget, to preserve the remaining fishing cottages on the island. In 1894 the Nantucket Historical Association was formed. Their first act was to purchase the Quaker’s Fair Street Meetinghouse (ca. 1838, NAN.6), as dwindling membership forced the organization to sell their 1838 building. The Historical Association’s Bulletin, first published in 1896, was an early publisher of information on the architecture of the island.

Local, regional, and national organizations have all been involved in historic preservation efforts on Nantucket. These have included the Nantucket Civic League, which advocated for the local historic district designation in the 1950s; the Nantucket Historical Trust, and later the Nantucket Preservation Trust, which were both directly focused on the preservation of the island’s building; the Society for the Preservation of New England Antiquities, now Historic New England, brought William Sumner Appleton to the island to restore buildings; and the Historic

American Buildings Survey of the National Park Service, which began formal documentation of the island's buildings during the Great Depression, work that continues today.

But many preservation efforts were driven by locals, or those with a specific interest in the island. Insurance executive and summer resident Ernest Umberto Crosby had perhaps the greatest impact on the island's historic preservation efforts with the publication of his architectural study of the island, *Ninety Five Percent Perfect*. Crosby reviewed the historical development of the island and categorized different features of the island's architecture and buildings. His book led to a 1937 "gentleman's agreement" among the island's major developers and builders on a set of guidelines they would follow for construction on the island. While not a formal regulation with legal enforcement powers, the agreement was instead enforced by the social pressures of the small island community. It provided guidelines based on Crosby's study and the traditional early nineteenth century appearance of the community's buildings.

But within twenty years, the "gentleman's agreement" was breaking down, and the proposed conversion of a house to a guest house (William Swain House, ca. 1883, 76 Main Street, not documented) on Main Street led to a push to establish some kind of formal regulation on the island. In 1955, downtown Nantucket and 'Sconset were designated a local historic district by Special Act of the State Legislature, one of the two first local historic districts in Massachusetts, along with Beacon Hill in Boston.

Further changes on the island in the 1950s led to the creation of the Nantucket Historical Trust by Walter Beinecke, Jr., Henry Coleman, and George Jones. The organization was a strong historic preservation and redevelopment organization and had a dramatic impact on the island's landscape at the end of the twentieth century. A businessman who had spent summers at his family's house in 'Sconset, Beinecke had a specific - elitist - view of how Nantucket should handle its tourism problems. He sought to limit the number of day-trippers and instead cater to wealthier tourists who would stay longer and spend more, reducing the number of visitors while maintaining the island's tourist economy. The Nantucket Historical Trust's first action was to purchase the John Barrett House (ca. 1832, 72 Main Street, NAN.3242), which was slated for conversion into a hotel. The organization resold the house as a private residence with a twenty-five-year covenant preventing its conversion to any other use. This pattern was repeated at other properties around the island, to prevent further commercial development and encroachment on residential areas.

In the 1960s, the Nantucket Historical Trust moved into more formal redevelopment efforts with the purchase and rehabilitation of several structures downtown, and the publication of a study and plan for the town, "A Program for the Continued Development of Nantucket" that made it clear controlling tourism and preserving the island would require the support of numerous organizations, not just the Nantucket Historical Trust. The 1960s also saw the Nantucket Historical Trust providing grants for private organizations, developing collections that were ultimately donated to the Nantucket Historical Association, and beginning formal documentation efforts with the Historic American Buildings Survey, Cornell University, and the University of Florida. The Nantucket Historical Trust was eventually dissolved.

Separate from the Nantucket Historical Trust, Beinecke personally undertook several large redevelopment projects focused on the waterfront. These included the redevelopment of the White Elephant site (50 Easton Street, NAN.110 and others) and work at Straight Wharf to introduce more modern amenities, including a supermarket designed to match Beinecke's ideal Nantucket aesthetic (currently a Stop & Shop, not documented). Beinecke's work with buildings was supplemented by efforts to preserve the island's open spaces at Mid-Island with the creation of the Nantucket Conservation Foundation in 1963. Although Beinecke's work on Nantucket

garnered him awards from President Ronald Reagan and the National Trust for Historic Preservation, his strong hand in preservation efforts was not always appreciated locally.

Preservation and conservation efforts on the island have continued to today, with the local historic district extended to cover the entire island in 1971. As the island has grown and returned to its mid-19th century population height, it has all been with Nantucket's historic early nineteenth century character in mind. This does bring with it, though, its own challenges. The NHL nomination includes a quote from New York Times architecture critic Paul Goldberger describing the island as “overly cute,” while the MHC reconnaissance survey report for the town notes that “the imposition of strict exterior finish guidelines has resulted in a disconcerting uniformity.”

Today's Community Programs and Spaces

On the backdrop of Nantucket's historic resources and character, many programs, events, and spaces create a vibrant sense of community and support the modern cultural scene on the island. Designated by the Massachusetts Cultural Council, the downtown Nantucket Cultural District connects arts, history, and culture, offering live performances, concerts, lectures, exhibits, and other events year-round. The district includes forty-two cultural organizations and 132 businesses, with funding from the Massachusetts Cultural Council and local philanthropic group, Remain, to enhance programming in areas such as science, performing arts, and local history.²⁷⁵

The Nantucket Community School (NCS) provides affordable year-round programs for all ages to engage, strengthen, and connect the Nantucket community. It offers adult education programming, notably English for Speakers of Other Languages (ESOL) and professional and workforce development classes. The community pool offers swim and exercise programs for all ages, and the DanceWorks program offers dance and gymnastics classes, an apprenticeship program for high schoolers to serve as dance assistants, and yearly recitals to showcase students' works. In 2023, the NCS also added a new sports and wellness department, and the driver's education program grew to support student needs. Last, the NCS Early Childhood Education program offers connections, resources, and socialization for families and children at the Early Childhood Center at the Nantucket Elementary School.²⁷⁶

The Museum of African American History showcases the contributions of African Americans on Nantucket. Its campus includes the African Meeting House and the Florence Higginbotham House, both are featured on Nantucket's Black History Trail, which spans two significant locations of the Island's Black history, Downtown and New Guinea. It includes homes of prominent African Americans like Civil War veteran Sampson Pompey and educator Anna Gardner as well as the burial sites of Seneca Boston and Island-born Eunice Ross at the Historic Coloured Cemetery. Ross played a key role in integrating Nantucket's school system and helped spur the nation's first law guaranteeing equal access to education.²⁷⁷ The Black History Trail also recounts the contributions of Black individuals to prominent Nantucket sites like the Atheneum, Dreamland Theater, and Whaling Museum. The Atheneum and Dreamland hosted abolitionist movement meetings, including a speech by Frederick Douglass in 1841 during a six-day anti-slavery convention. The Whaling Museum displays a small portrait of one of two Black whaling captains, Absalom F. Boston.²⁷⁸

The art scene on Nantucket continues with galleries dotting downtown streets full of paintings, sculptures, photographs, ceramics, and textiles. The Artists Association of Nantucket still runs three galleries and supports Nantucket's visual art community with classes and programming.²⁷⁹ Nantucket also has an active performing arts scene, with the Theatre Workshop of Nantucket serving as the “place where Nantucket meets Broadway” since 1956. Performances are held in the historic First Congregational Church of Nantucket building on Centre Street.²⁸⁰

The Dreamland Theatre and Nantucket Dreamland nonprofit organization offer films, educational programs, and a venue for community activities in the heart of downtown, originally a Quaker meetinghouse.²⁸¹ The White Heron Theatre Company, a professional repertory theater, relocated to Nantucket from New York City in 2012.²⁸² The building was sold in April of 2025 to a new local theater organization, Nantucket Performing Arts Center, Inc., with intentions to operate the space as a year-round performing arts center.²⁸³

Many museums showcase the history and culture of Nantucket for residents and visitors alike. Eighteen museums are members of the Nantucket Cultural District, including the Museum of African American History, the Maria Mitchell Association Loines Observatory, Natural Science Museum, and Aquarium, the Egan Maritime Institute, Greater Light, the Hawden House, the Nantucket Historical Association gallery, the Nantucket Whaling Museum, Old Jail, Old Mill, Oldest House, the Quaker Meeting House, Thomas Macy Warehouse, and Vestal Street Observatory.²⁸⁴ The Nantucket Shipwreck & Lifesaving Museum is located outside of the Nantucket Cultural District, on Polpis Road.²⁸⁵ The Nantucket Atheneum, the Island's free public library, provides over 1,300 educational and cultural programs annually.²⁸⁶

Religious communities on the island are served by various places of worship, including Christian Science Society, Congregation Shirat HaYam, First Congregational Church, St. Mary's Roman Catholic Church, among others.²⁸⁷

Nantucket also maintains expansive open space with conservation and recreation opportunities. While open space landowners provide continuous programming and public access to resources, annual events like the Nantucket Conservation Foundation's Race for Open Space, the Linda Loring Nature Foundation's Trails and Treats, and the Land Bank's Cross-Island Hike draw residents and visitors into their natural landscape. Please see the Open Space & Recreation chapter for more information. Other beloved annual events on Nantucket include the Nantucket Christmas Stroll organized by the Chamber of Commerce, the Nantucket Daffodil Festival and Wine and Food Festival in the spring, and Nantucket Cottage Hospital's Boston Pops in August, to name a few.²⁸⁸ Many more events offer Nantucket residents and visitors opportunities to dive into Nantucket's historic, natural, and cultural resources.

Local Policies, Planning, and Capacity

■ Historic Preservation Organizations

Historic preservation efforts on Nantucket are led by two Town boards, the Nantucket Historical Commission and the Historic District Commission, and supported by two staff positions, a Preservation Planner and a Land Use Specialist, within Planning & Land Use Services. The efforts of these Town boards and staff are augmented by outside non-profit and educational organizations.

- **Historic District Commission.** In recognition of its special character and high degree of historic integrity, the entire island is protected as a local historic district. In 1955, via Special Act of the State Legislature, the Town of Nantucket established one of Massachusetts' first two local historic districts, the other being Beacon Hill in Boston. The district initially covered only the "Old and Historic Districts," downtown Nantucket and 'Sconset, but was expanded in 1972 to cover the entire island along with Muskeget and Tuckernuck islands.

The HDC is a regulatory architectural review board and Town liaison to the Massachusetts Historical Commission (MHC) as well as to local preservation and conservation non-profits.²⁸⁹ Unlike nearly all other local historic district commissions in Massachusetts, the Nantucket HDC has five regular members that are elected, and three alternate members appointed by the Select Board. The HDC reviews and determines the appropriateness of proposed construction or alterations of buildings within the Nantucket Historic District.

The HDC reviewed 1,750 Certificates of Appropriateness during 2023, covering signs, repairs and replacements, alterations, new buildings, additions, pools/spas, solar, hardscaping, game courts, and demolitions.²⁹⁰

Due to the volume of applications received, the HDC meets regularly once a week, and sometimes twice a week, for several hours. Application deadlines are extended when applications are submitted, as it is acknowledged that the HDC will not be able to review applications within the deadline set by the Special Act legislation. The HDC alternates old and new business each week; one week they introduce new applications, the next they review old business, previously-discussed projects that have not yet been approved. The HDC must review all changes on the island, aside from basic maintenance and repair, and all reviews must occur at a public hearing. There is no provision in the Special Act legislation for administrative or staff approval of work, and no process by which the HDC can exempt certain items from review.

Beginning in the 1970s, the HDC members appointed a series of “advisory committees” on special topics. Composed of Nantucket residents, not HDC members, these advisory committees pre-reviewed applications coming before the HDC. The most prominent of these committees was the Sign Advisory Committee, but others existed for ‘Sconset, Madaket, Tuckernuck, and historic structures island-wide. Following a dispute with a local business owner in 2022 and a legal opinion from Town Counsel, Planning & Land Use Services disbanded the advisory committees in August, 2022.²⁹¹ Town Counsel opined that the HDC would need to amend the Special Act legislation, or would require action by the Select Board, to appoint any advisory committees, and that any committees should be composed of the elected HDC members, rather than Nantucket residents chosen by the HDC.²⁹² Because the Sign Advisory Committee was enforcing the Town’s sign bylaw, rather than the rules of the HDC, in September, 2022, the Select Board reconstituted the committee as the Sign Advisory Council and their work reviewing signs has continued in a more official capacity since then.²⁹³ The other advisory committees have not been reconstituted.

- **Historic District Guidelines.** Over the years, several sets of guidelines and standards have been developed to guide the HDC’s work in reviewing proposed changes on the island.
 - The 1992 publication *Building with Nantucket in Mind* (BWNIM) forms the basis on which the HDC determines the appropriateness of applications for construction of new structures and alterations of existing structures in the local historic district.²⁹⁴ NHC and several other preservation-minded groups have created additional guidelines for specific topics and neighborhoods to aid historic preservation on the Island as addenda to BWNIM. The HDC has also developed smaller sets of guidelines outside of BWNIM on specific topics:
 - HVAC systems
 - Roof shingle color
 - Signs
 - Solar panels
 - Developed in 2009 as a collaboration between the HDC, non-profit Sustainable Nantucket, and the Town’s Historic/Green Committee at the time, Sustainable Preservation assists building owners and construction professionals who wish to incorporate suitability into structures while maintaining the historic character of buildings on Nantucket. The document covers topics such as weatherization, solar and wind energy technology, permeable pavers, and alternative building materials.²⁹⁵
 - Published by the Nantucket Historical Commission for the Select Board in 2020, *Roundabouts with Nantucket in Mind* provides advice on using roundabouts to ease traffic congestion on the island with

minimal impact to the historic aesthetics as called for in the Town's 2020 Transportation Improvement Plan.²⁹⁶

- Published in 2021 by the Nantucket Historical Commission, *Preserving Historic Pavement on Nantucket* is guidelines for maintaining Nantucket's historic paving and street artifacts, noting this pavement creates a distinctive foundation on which historic structures and scenic landscapes rely. The guide notes that historic character arises from authentic materials and maintenance, not neglect, and outlines how pavement may be treated to remain safe and in good condition.²⁹⁷
- *Resilient Nantucket: Flooding Adaptation & Building Elevation Design Guidelines* was funded by a Municipal Vulnerability Program grant and adopted by the HDC in 2021. The guidelines provide structure to the HDC's review of properties seeking to be elevated, as elevation can have a significant impact on a structure's historic integrity and the surrounding neighborhood. See the Sustainability chapter for more information on the project.
- Published in 2023 by the 'Sconset Trust, Inc., *Building with 'Sconset in Mind* aims to serve as neighborhood-specific guidelines for the HDC, a road map for members of the public looking to change existing properties and designers creating new construction in the area, and a catalyst for planners and community leaders to refine zoning to protect the area's distinct historic character.²⁹⁸
- **Nantucket Historical Commission.** While Nantucket's regulatory historic district was established in 1955, the Nantucket Historical Commission (NHC) was not established until 2005, when Town Meeting accepted G.L. Chapter 40, Section 8d. Commission members were initially appointed but the board was not active again until 2019, when it was reactivated in response to insensitive alterations to streets and sidewalks.

As with other local historical commissions established under the G.L. , the NHC provides preservation planning support and education within the wider community. In Nantucket, however, this is a bit complicated, as the entire island is under the jurisdiction of the HDC and is also an NHL; in many respects, there is nothing else for the NHC to do as the island is completely protected.

But in recent years, the NHC has found ways of supporting the HDC's work while pursuing other preservation efforts. The NHC responds to federal and state historic rehabilitation tax credit support letters and federal and state project review requests. They have been discussing with the HDC ways that the NHC might support the HDC's review work. Recent survey work undertaken by the NHC (discussed below) will be used by the HDC as they review projects. The NHC has also considered ways they might amplify the HDC's design guidelines, either by developing a "super index" that categorizes the HDC's various guiding documents or developing videos or other media that highlights appropriate projects. As of February, 2025, the two commissions have developed an internal memorandum of understanding outlining each of their duties and responsibilities.

Nantucket was designated a Certified Local Government by the MHC in 2021 as part of the National Park Service's Certified Local Government program. This designation recognizes the high level of preservation knowledge and activity within the Town; there are only 31 designated CLGs in Massachusetts.²⁹⁹ As a CLG, Nantucket is eligible for grants under the federal Historic Preservation Fund and benefits from increased technical assistance from the MHC and National Park Service. To date, Nantucket has already taken advantage of CLG funding, passed through the MHC's Survey & Planning Grant program, to support a survey plan and survey work, discussed below.

■ Recent Evaluations

The Town of Nantucket hosted the National Alliance of Preservation Commissions (NAPC) in November of 2020 for two mornings of virtual preservation training sessions for municipal staff and appointed board members, including the NHC and HDC. After these sessions, NAPC's trainers provided a brief summary document of their impressions of Nantucket's preservation efforts with a SWOT analysis and some recommendations for improving the Town's preservation work.³⁰⁰

The SWOT analysis highlighted the island's existing regulatory protections and strong preservation ethic but also presented some of the key weaknesses and risks. These included the hot real estate market, the volume of work expected of the all-volunteer HDC, limited staff support, and issues with the Special Act legislation that is now fifty years old and designed for a different time. Some of the recommendations presented in this SWOT analysis have been accomplished: Nantucket is now a CLG and has begun efforts to update the survey of historic resources. And as a benefit of being a CLG, Nantucket is now a member of NAPC, whose regular webinars and biennial conference provide training opportunities for NHC and HDC members.

This training and SWOT analysis was followed by a more detailed review of the HDC's operations, again by NAPC in February 2024. This grew out of the issue with the advisory committees, as staff and the Select Board sought an independent review of the HDC's work.³⁰¹ This more detailed evaluation included a review of the HDC's membership, operations, and interactions with staff as well as a set of anonymous interviews with selected community members. The overall impression from both the review and interviews is an HDC struggling to adapt and operate in Nantucket's tense development environment. Recommendations touched on all areas of the HDC's composition and work, from membership and interactions with staff to how meetings should run and potential changes to the Special Act legislation. After this second review, the Select Board expressed concerns that only current HDC members and staff were interviewed, and Planning & Land Use Services staff noted that a number of the recommendations would be difficult to implement without changes to the Special Act or increased staffing for the HDC.³⁰²

Since the review, the Town has implemented a few of the easier items to tackle. The Preservation Planner now provides written comments on applications, although she noted that this is difficult as the HDC's application deadlines and meeting timelines have not been adjusted to provide more time to review applications and write comments. The HDC has also implemented a commission member pre-review of applications. As new applications come in, they are assigned to a commission member for review. They can designate applications for the consent agenda or to go to the larger commission for more detailed review. This commission member pre-review has taken some pressure off of staff and involves the HDC more in the earlier stages of the review process.

The Town has not undertaken the larger discussions, though, that would be required to amend the Special Act. The Preservation Planner expressed the belief that many in the Town administration want to be systematic and thoughtful about any potential amendments, especially if it will change the review process such as introducing a staff level of review for some items.

■ Private Organizations

The **Nantucket Historical Association** and the **Nantucket Preservation Trust** are non-governmental organizations that play a crucial role in preservation efforts on Nantucket. The Nantucket Historical Association was incorporated in 1894, reflecting the early concerns about preservation on the island.³⁰³ It is focused more on preserving the island's history through collections and exhibits, although the organization does own several historic buildings. The Nantucket Preservation Trust is more directly concerned primarily with preserving the

island's-built environment. The organization has an active preservation restriction program (see below), supports homeowners through a house consultation process, and undertakes educational efforts such as a house marker program and walking tours.

Since 1972, the University of Florida has operated Preservation Institute: Nantucket, a summer field school focused on architectural documentation that has greatly increased knowledge of Nantucket's built history and environment.³⁰⁴

■ Historic Designations and Protections

In 1966, downtown Nantucket and 'Sconset were designated a NHL; the designation was extended in 1975 to cover all of Nantucket, Tuckernuck, and Muskeget islands. Combined with the local historic district designation, the island has the two highest forms of preservation protection available to an entire community.³⁰⁵

Three of Nantucket's historic properties hold individual designations. The Jethro Coffin House, likely the oldest Nantucket house on its original site, is a NHL within the larger Nantucket NHL.³⁰⁶ Brant Point Light Station and Sankaty Light Station are on the National Register of Historic Places as part of the Lighthouses of Massachusetts thematic listing.

Thirty-six properties on Nantucket have a preservation restriction, a deed restriction that protects the property in perpetuity. These can be held by a government agency, such as the MHC or NHC, or by a non-profit, such as the Nantucket Preservation Trust. A preservation restriction grants that third party the right to review proposed changes to a property, including exterior areas not visible from a public way and interior spaces, providing more protection for a property than Nantucket's existing local historic district. The Nantucket Preservation Trust holds most of the restrictions on the island; their work to acquire preservation restrictions was highlighted by the New York Times in early 2024.³⁰⁷

■ Demolition Delay

As the entire island is a local historic district, all properties proposed for demolition must receive a Certificate of Appropriateness from the HDC before they can be demolished, and the HDC has the power to deny any proposed demolition.

However, the Town also has a provision to delay the demolition of properties after a demolition permit application is filed and a Certificate of Appropriateness is issued for what the HDC terms a "move-off" or relocation of the structure. Unlike most Massachusetts communities, this demolition delay process is codified in Nantucket's zoning, rather than general, bylaws; only applies to residential structures; and is overseen by the Building Commissioner rather than the local historical commission. The demolition delay bylaw requires that notice be posted in a local newspaper advertising the building is available to be moved. Interested parties have thirty days to respond to the notice, and 180 days to move the building, an extension of the delay period approved at Special Town Meeting 2024.³⁰⁸ This extension effort was led by Nantucket Preservation Trust, which in recent years has been concerned about the amount of construction waste that is moving off-island.³⁰⁹

With the bylaw, the HDC now might deny a demolition, but will allow for a move-off that will relocate buildings under the demolition delay bylaw. This has been successful in several cases, with some housing groups moving the buildings to preserve housing units on the island. This work fits into the larger history of the island, where, with limited building resources, moving and reusing buildings has been common throughout the island's history. As part of the research completed before moves, the Town's Preservation Planner has sometimes found that a building is on its third or fourth move, having traveled back and forth from downtown, out to 'Sconset, and now coming to rest Mid-Island.

■ Historic Resources Inventory

For a community as rich in historic resources as Nantucket is, it has surprisingly little public documentation available on its individual resources. Its NHL nomination from 1966/1975 provides a general overview of the community, but as one of the earliest nominations in the modern period of preservation work, there was little information included on individual resources. The 1975 update, to extend the nomination to the entire island, did not provide much additional background. The NHL nomination was further updated in 2012 to provide a much more comprehensive history of the island and its resources. It also extended the period of significance for the NHL from 1846 up to 1975, recognizing that the end of whaling on the island was not the end of the island's history. This was an important shift, as it recategorized a number of buildings that were previously classified as non-contributing to the island's history as now contributing to its history.

However, at the individual level, there is still little information available on resources. The Massachusetts Historical Commission (MHC) maintains inventory forms which communities use to document their historic resources. These forms are then added to the Massachusetts Cultural Resources Information System (MACRIS). Nantucket has 3,069 listed resources in MACRIS, comprised of fourteen areas, two burial grounds, seven objects, thirty-five structures, and 3,011 buildings. These resources are not evenly distributed geographically, though; individual forms are largely concentrated in the downtown and 'Sconset areas, with almost no survey coverage Mid-Island. Survey work also does not take advantage of area forms, which can be used to document streets, neighborhoods, and other groups of functionally- or developmentally-related resources. There are only fourteen area forms identified in MACRIS, but only about ten cover functionally-related resources. Two of the area forms are the LHD and NHL designations, a third is a statewide thematic National Register listing for lighthouses, and a fourth covers all of Tuckernuck Island.

Note that public MACRIS, including the numbers presented above, does not include documented archaeological sites. These are not public record per G.L. Chapter 9, Section 26A(5) and thus are not included in public MACRIS data. Given the known use and settlement of Nantucket by Native Americans, there are likely archaeological sites on the island

MACRIS also only includes what has been provided to the MHC. Over the years, organizations like Preservation Institute: Nantucket have done detailed research and documentation work on the island's structures that has not been provided to the MHC. These documents are scattered in various repositories and it is not clear that there is a central place to review all the documentation available on Nantucket's unique historic resources.

Like many Massachusetts communities, Nantucket made a push to document its historic resources in the late 1980s. Most of these forms have been entered into MACRIS, but the information they provide is minimal - a black and white photograph, some basic information about the architecture of the building, often no information about its history. Very little survey work has been undertaken since 1989, until recently.

■ Historic Properties Survey Plan

In 2022, the NHC undertook a historic properties survey plan, the first systematic update to Nantucket's historic resource surveys since 1989. The survey plan's goal was to outline a process by which to update the Town's inventory of historic resources. Overseen by the NHC with work completed by the Public Archeology Laboratory, the project was funded by the MHC and the Town. The plan covered the entire island, organizing resources into neighborhood survey units and setting priorities, timelines, and funding for a complete survey of Nantucket's 13,000 resources built in or before 1975. These resources are considered contributing to the extended NHL designation from 2012. The plan also piloted a survey of one hundred historic structures in the

Fish Lots neighborhood. The following year, the survey work in the Fish Lots was continued and extended into the Brant Point and Cliffside neighborhoods.

■ West Monomoy Neighborhood Survey

Town Meeting approved the use of Community Preservation Act funds in 2024 to begin a survey of the West Monomoy neighborhood, a joint venture of the Nantucket Historical Commission and Preservation Institute: Nantucket.³¹⁰ Historically known as New Guinea, the neighborhood drew African, Portuguese, Cape Verdean, and Azorean residents who came to the island to support the whaling industry beginning in the eighteenth century. The survey represents a significant effort to document the history of Black Nantucketers, a story often underrepresented in histories of the island.

■ Past Planning Efforts

The Nantucket Planning & Economic Development Commission (NP&EDC) has prepared several area plans covering the island's various neighborhoods. Several of these plans included historic and cultural resources recommendations, highlighted below.

Threats to Historic Resources

Historic preservation efforts on Nantucket have moved through several phases over the years. In the late nineteenth and early twentieth centuries, tourists began visiting the island, seeking a remote island experience. This limited amount of tourism was helpful to an economy that was failing as fishing and whaling moved elsewhere. This trend continued through the twentieth century, leading to the establishment of the local historic district as a way to protect the Town's environment as an "investment" and setting for tourism activities. The island retained its remote nature, historic resources, and increasing but still limited tourism supported the local economy. However, through the end of the twentieth century and into the twenty-first century, as tourism has ramped up and overtaken the island's economy, historic preservation is now sometimes viewed as an impediment to the efforts of developers and property owners to adapt their property to the needs of modern tourists. Larger houses and outdoor amenities populate the HDC's agendas, and older design guidelines do not account for changing needs and technologies.

NAPC's SWOT analysis and the recent survey plan outlined several threats to Nantucket's historic resources. Included in both plans are demolition and redevelopment, and climate change and sea level rise. As part of the issue with the real estate market, the survey plan also highlighted the shift to short-term rentals and increasing tourism requiring other infrastructure and development changes.³¹¹ The SWOT analysis picked up on more detailed historic preservation issues, such as the lack of good survey, a lack of funding for historic preservation, and an overall adversarial relationship between preservationists and the wider public.

Sustainability is an increasing focus of the island's preservation efforts. The Town's Preservation Planner noted a number of recent projects where she has involved the HDC and NHC early in the planning process, such as the planning efforts for elevating Easy Street currently underway as part of a Coastal Zone Management grant. As noted above, the Nantucket Preservation Trust published a large study on the island's construction waste, connecting the issue of construction waste both to the island's past, with a history of moving and reusing buildings, and to its future, as a sustainability and environmental issue.³¹² And for the past two years, the Nantucket Historical Association has partnered with ICCROM, an international non-governmental organization focused on preserving historic and cultural heritage, to host a yearly graduate student working group on climate change and sustainability issues facing the island's buildings.³¹³

Because the island's nineteenth century history is so visible and was recognized as significant so early, it has historically been the focus of preservation efforts on the island. The initial NHL nomination only focused on this early whaling and fishing history, although the nomination was prepared in 1966 and updated in 1975 - right at the beginning of a more modern period of tourism development on the island.

The 2012 update to the nomination recognizes some of the island's later history, bringing the period of significance up to 1975 to capture the development of the tourism industry in the late nineteenth and early to mid-20th centuries. But there are still gaps in the knowledge about Nantucket's later twentieth-century built environment, and perhaps a general lack of appreciation for more current structures. The Town's Preservation Planner noted that recently, two houses designed by architect Robert Venturi had come before the HDC for alterations; neither is recorded in MACRIS, and the owner's application to the HDC did not mention the original architect or his significance. While these houses are not important for how they relate to Nantucket's whaling history, they are potentially important for how they relate to larger national architecture movements, and especially their place in Venturi's career.

Housing

(Reserved)

Economic Development

Economic development is often defined as the physical development of commercial and industrial land, but true economic development supports the improvement of a community and the lives of its residents through both physical change and policy. Economic development includes not only the basics of how a local economy operates, such as its tax base and business environment, but also quality of life issues such as the attractiveness of its commercial districts and main streets, the quality of its schools and local infrastructure, and the effectiveness of its government to support the needs of businesses and residents alike. Economic development is key to maintaining and improving a community's quality of life and its ability to attract and retain businesses and the customers and employees that come with them.

The make-up of Nantucket's economy mirrors the island's complex population characteristics and seasonality, but it also reflects the minimal supply of land that can be used for commercial and industrial purposes. Nantucket's dense arrangement of food services, galleries, historic house inns, and specialty retail in the downtown/waterfront area reinforces the island's image as a resort town. However, that image belies some of the challenges year-rounders face as ordinary consumers. Some types of commonly used goods and services are unavailable in Nantucket, so residents have to go off-island for basics like dog grooming. Tucked in and around the town's limited commercially zoned land are the landscapers, contractors, and housecleaning companies that serve the maintenance and property management needs of Nantucket's seasonal homeowners. These businesses, along with the island's hospitality and food service establishments, struggle to house the laborers and low-wage workforce that comprise a large share of Nantucket's employment base.

Nantucket's Economy

Since the decline of whaling in the mid-nineteenth century, Nantucket's economy has been centered on tourism. The quiet of winter is in sharp contrast to the peak of visitor activity in July and August. This seasonal nature of tourism on Nantucket makes measuring and quantifying business activity challenging and planning for future

economic development difficult. Some businesses choose to operate year-round; others catering to tourists and seasonal residents only operate in the warmer months. Seasonal businesses are supported by workers from off-island, including those transitioning from winter resort communities and others coming from places outside of the U.S. such as the Caribbean, South America and Eastern Europe, increasing the island’s workforce on a temporary basis and a call back to the transitory nature of eighteenth and nineteenth century maritime workers who came to the island.

The seasonal nature and tourism focus of the island’s economy makes it significantly more dependent on the retail, service, and construction sectors than the rest of Massachusetts. In contrast, Nantucket has virtually no industry or manufacturing sector, unlike the rest of the state. Land use decisions have left the town largely reliant on residential property taxes as its main form of local revenue. The lack of commercial development gives residents and visitors alike limited options to obtain necessary goods and services within town.

■ Labor Force

The **labor force** of any city or town includes all civilian residents over the age of sixteen who are either currently employed or are actively seeking employment. This includes both residents who work in town and those who commute elsewhere. Labor force characteristics reflect a community’s level of household wealth, which is a large driver of local economic conditions. In 2022, Nantucket’s labor force consisted of an estimated 7,972 residents out of the population sixteen years or older (11,334). This results in a labor force participation rate of 70.3 percent, higher than the state at 67.0 percent. Nantucket’s labor force is also more highly educated compared to the state (see Figure DP8), with 57.4 percent of residents having a bachelor’s degree or higher.

Table ED1. Selected Labor Force Characteristics		
	Nantucket	MA
Population 16 and Over	11,334	5,784,787
Labor Force	7,972	3,877,649
Labor Force Participation Rate	70.3%	67.0%
Employed	94.5%	94.7%
Unemployment Rate	5.5%	5.3%
Bachelor’s Degree or Higher, Ages 25+	57.4%	45.9%
Source: U.S. Census Bureau American Community Survey Five-Year Estimates 2018-2022, Tables A17002, A17005, and A12001 via Social Explorer.		

According to 2022 American Community Survey Five-Year Estimates (ACS), 7,530 Nantucket residents are employed. Of those, only 50.1 percent work in the private sector, with 25.5 percent of all workers self-employed. This is compared to 65.3 percent of Massachusetts in the private sector, and 8.8 percent of workers self-employed.³¹⁴ This high rate of self-employment is something Nantucket shares with neighboring island communities on Martha’s Vineyard. This is likely due to several factors: wealthier towns often have higher rates of self-employment, and the isolated nature of the island lends itself to remote work. Nantucket also has a slightly higher percentage of workers employed in the public sector (13.8 percent) as compared to the state (12.5 percent), again likely due to the island’s nature of having to provide all its services locally.³¹⁵

■ Labor Force and Unemployment Trends

While typically yearly averages of labor force participation and unemployment are used to measure the health of a local labor force, these do not paint the full picture of Nantucket’s labor force. The island’s economy is

highly seasonal, and as a result, the labor force and unemployment rate are highly variable depending on the season.

Based on data from the Massachusetts Department of Economic Research, the unemployment rate on Nantucket typically peaks in January and February, drops during the busy summer months, then rises again through the fall and early winter (Figure ED1). In comparison, Massachusetts's unemployment rate is much more stable from month to month (Figure ED2). Employment on Nantucket was deeply affected by the COVID-19 pandemic, with the unemployment rate skyrocketing to 34.7 percent in April 2020. Now back to their pre-pandemic trends, unemployment rates have remained above their 2019 levels. Additionally, while the state as a whole experienced a spike in unemployment during the COVID-19 pandemic, it was not nearly as extreme as Nantucket's.

Figure ED1. Nantucket Monthly Unemployment Rate

Source: Massachusetts Department of Economic Research, Labor Force and Unemployment Data.

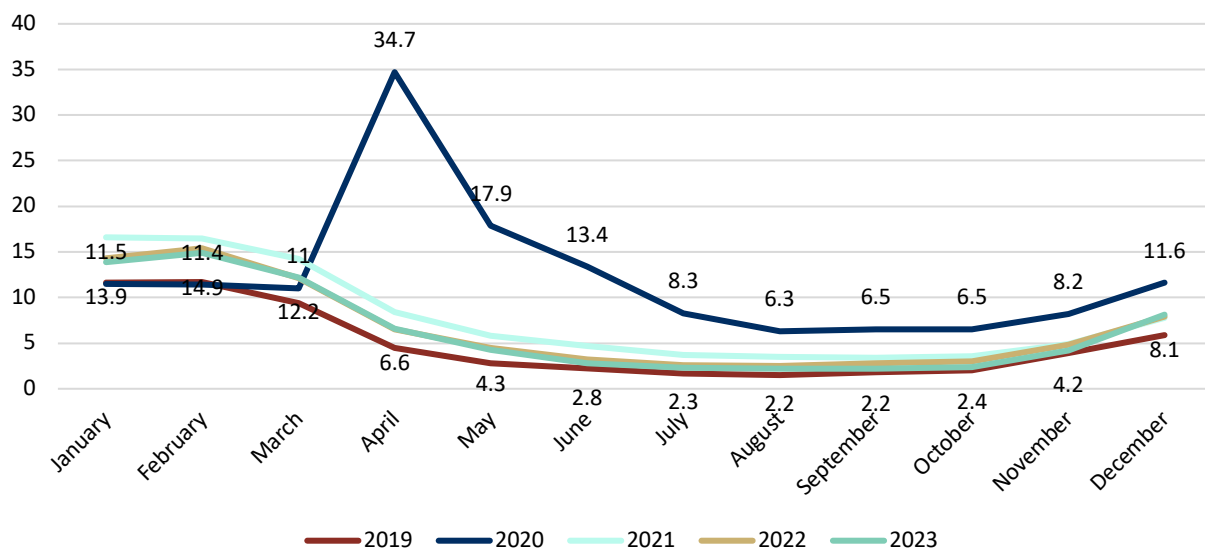
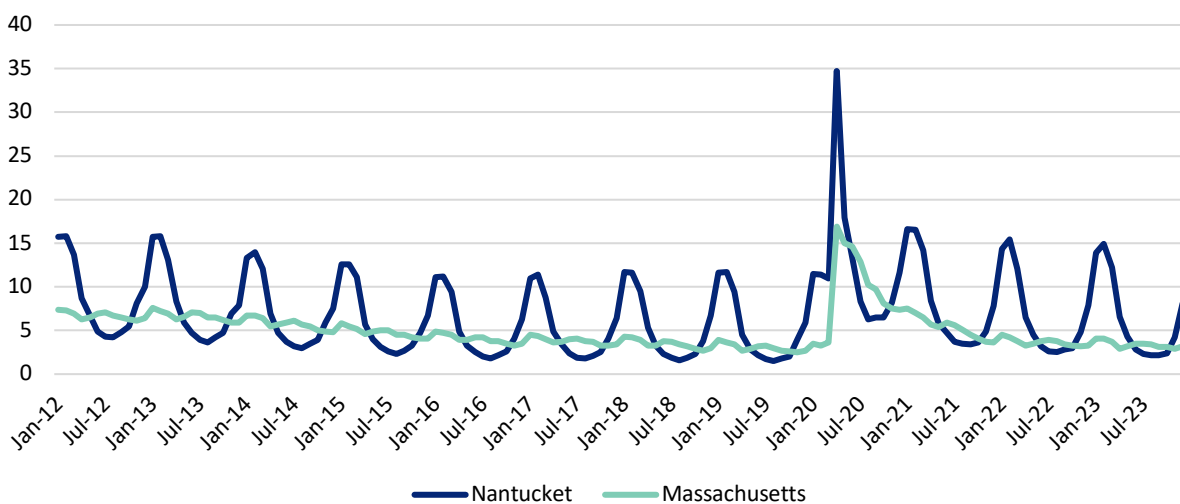


Figure ED2. Unemployment Trends, 2012-2023

Source: Massachusetts Department of Economic Research, Labor Force and Unemployment Data.



The seasonal changes in employment can also be seen in the monthly labor force and number of employed residents (Figure ED3), with the lowest number of workers in the labor force during the first few months of the year before increasing significantly during July and August. This fluctuation of the labor force suggests that seasonal jobs are either held by people who do not live on Nantucket full-time, or by Nantucket residents who enter and leave the workforce seasonally. Additionally, the number of those in the labor force and those who are employed matches much more closely during the summer months, while there is a large gap during the winter.

Figure ED3. Labor Force Trends 2012-2023

Source: Massachusetts Department of Economic Research, Labor Force and Unemployment Data.



■ Nantucket's Industries

Nantucket's residents are primarily employed in the education and health care (23.1 percent), professional services (18.2 percent), and construction (17.8 percent) industries, with the latter two representing significantly larger shares of the local labor force compared to the state. These concentrations can be seen in the high industry quotients (>1.10) in Table ED2, which compares the percentage of Nantucket residents employed in major industry sectors to percentages of the employed labor force in Massachusetts overall. Industry quotients illustrate the competitive employment strengths of a community's residents and, by definition, their earning potential. The quotients can help to identify gaps, if any, between the knowledge and skills of residents and the opportunities they have to work in their own community.

While both the arts, accommodation, and food services sector and the agriculture, forestry, and fishing sector are competitive in relation to the state, they employ relatively low percentages of Nantucket residents. Nantucket has very low labor force ratios (<0.60) in three industries: manufacturing, wholesale trade, and information. These industries also employ very few Nantucket residents.

Median earnings for each industry are generally on par with those of the state. Overall, median earnings across industries are somewhat higher for residents of Nantucket than for Massachusetts as a whole (\$61,485 compared to \$57,649).

Table ED2. Industries that Employ Nantucket Residents				
Industry	Nantucket	MA	Industry Quotient	Median Earnings
Total Employed Civilian Population 16+	7,530	3,671,485	1.00	\$61,485
Agriculture, Forestry, Fishing and Hunting	0.9%	0.4%	2.04	\$70,078
Construction	17.8%	6.0%	2.97	\$69,772
Manufacturing	3.7%	9.0%	0.41	\$44,500
Wholesale Trade	0.9%	2.0%	0.44	\$103,068
Retail Trade	7.1%	9.9%	0.71	\$46,625
Transportation, Warehousing, Utilities	4.2%	4.2%	0.99	\$50,640
Information	0.5%	2.1%	0.26	\$86,953
Finance, Insurance, Real Estate	7.4%	7.3%	1.01	\$88,939
Professional, Scientific, Management	18.2%	15.3%	1.19	\$82,714
Education, Health Care, Social Assistance	23.1%	27.9%	0.83	\$52,188
Arts, Accommodation, Food Services	9.3%	7.7%	1.20	\$27,452
Other Services	4.0%	4.3%	0.92	\$45,815
Public Administration	3.1%	3.8%	0.80	\$86,146
Source: U.S. Census Bureau American Community Survey, Five-Year Estimates, 2018-2022, Tables A17004 and B24031, via Social Explorer.				

Employment Base

In contrast to a community’s labor force, which includes local residents regardless of where they work, a community’s **employment base** includes all of the wage and salary jobs in the community, regardless of where the employees live. While members of Nantucket’s employment base work on the island, they may or may not live on Nantucket.³¹⁶

In 2022, there were 1,295 businesses on Nantucket employing an average of 7,963 workers. Nantucket is a largely service-based economy with 83 percent of jobs being service industries, such as education and health services, leisure and hospitality, and trade. Several industries dominate employment on Nantucket: Arts, Entertainment, and Recreation and Accommodation and Food Services (26.7% of local jobs); Construction (14.7%); Professional, Management, and Administrative Services (14.1%); Retail Trade (13.2%); and Education and Health Care Services (13.1%). Together, just these five industries account for 81.4 percent of local jobs.

Location quotients (LQ) are a ratio that indicates the strength of local industries by comparing a community’s employment base with that of a larger geographic area, called a “reference economy.” For each industry, the proportion of jobs in the community is weighted against the proportion of jobs in the larger reference economy. Generally, an industry’s ratio between 0.90 and 1.10 means the proportion of jobs is similar between the two economies. A higher ratio (over 1.15) indicates that an industry is more present in the local community than the reference economy. In comparison, a lower ratio (below 0.85) indicates the reverse – a particular industry is less present in the local community. Table ED3 reports location quotients for Nantucket’s employment base, using all of Massachusetts as the reference economy.

Table ED3. Employment by Industry and Location Quotients			
Industry	2022 Average Monthly Employment	% of Jobs	LQ vs MA
Total, All Industries	7,963	100%	1.00
Agriculture, Forestry, Fishing and Hunting	No data	-	-
Construction	1,172	14.7%	2.92
Manufacturing	106	1.3%	0.20
Wholesale Trade	57	0.7%	0.21
Retail Trade	1,053	13.2%	1.43
Transportation, Warehousing, Utilities	290	3.6%	0.99
Information	102	1.3%	0.45
Finance, Insurance, Real Estate	300	3.8%	0.62
Professional, Scientific, Management	1,124	14.1%	0.79
Education, Health Care, Social Assistance	1,041	13.1%	0.47
Arts, Accommodation, Food Services	2,092	26.3%	2.69
Other Services	267	3.4%	1.05
Public Administration	No data	-	-
Source: Massachusetts Department of Economic Research, ES-202, 2022 Annual Report.			

The LQs for Nantucket show that certain sectors make up a larger share of employment and the island's economy than the state. These are all primarily industries catering to the tourist and seasonal resident economic base, such as Construction, whose share of employment is 2.96 times larger on Nantucket compared to the state. In an average month, this sector employs 1,172 people on Nantucket. The Retail Trade LQ for Nantucket is 1.43 while for Arts, Accommodation and Food Services (like museum, restaurants, and hotels) it is 2.69, demonstrating the strength of these industries on Nantucket.

In contrast, several industries both employ a very small number of workers and are weak compared to the state. These include the manufacturing, wholesale trade, information, and finance, insurance, and real estate sectors. As an island community with a focus on tourism for almost two centuries, there has been little room for non-tourism-related industries to grow.

■ Wages

Although the leisure and hospitality service industries are among the strongest on Nantucket, they have the lowest average weekly wages (Table ED4). Compared to the weekly wage average of \$1,448 across all industries, Retail Trade workers earn \$1,229; Arts, Entertainment and Recreation workers earn \$1,223; and Accommodation and Food Services workers earn just \$1,115 a week. These industries present an interesting dynamic when compared with statewide numbers. Individually, the wages for these industries exceed the statewide average weekly wages by upwards of 120 percent. However, because these lower wage leisure and hospitality jobs make up such a large share of Nantucket employment base, the overall average weekly wage reported for Nantucket is somewhat less than that of the state as a whole (\$1727). The highest earning industry on Nantucket is Utilities,

followed by Professional and Technical Services, Real Estate, and Construction, though these wages are generally on par with or lower than those for the state.

Industry	2022 Average Weekly Wages	Wage LQ vs MA
<i>Total, All Industries</i>	\$1,448	0.84
Construction	\$1,742	1.01
Manufacturing	\$1,381	0.71
Utilities	\$2,330	0.93
Wholesale Trade	\$1,594	0.67
Retail Trade	\$1,229	1.42
Transportation and Warehousing	\$1,416	1.11
Information	\$1,694	0.57
Finance and Insurance	\$2,143	0.57
Real Estate and Rental and Leasing	\$1,773	0.87
Professional and Technical Services	\$1,777	0.56
Administrative and Waste Services	\$1,500	1.19
Education and Health Services	\$1,531	1.14
Arts, Entertainment, and Recreation	\$1,223	1.22
Accommodation and Food Services	\$1,115	1.76
Other Services, Except Public Administration	\$1,292	1.34

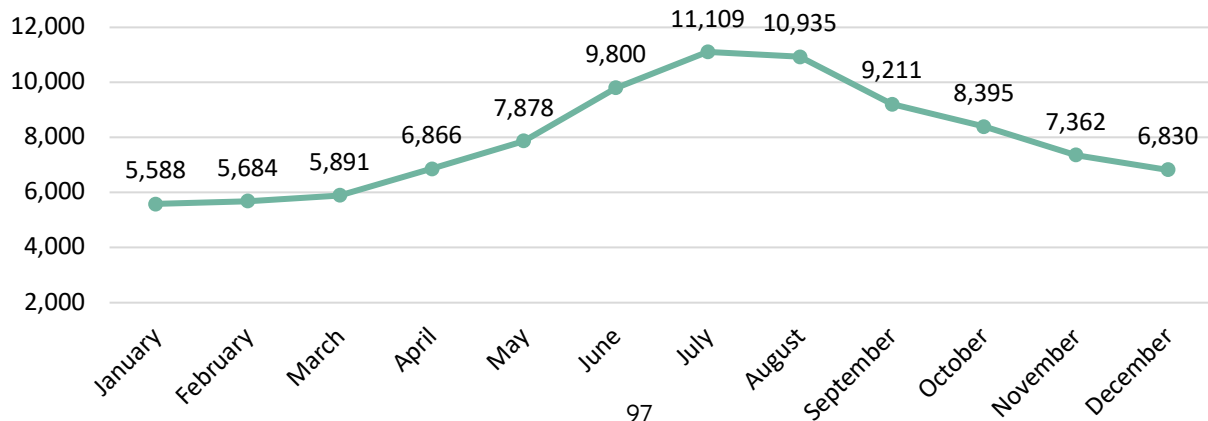
Source: Massachusetts Department of Economic Research, ES-202, 2022 Annual Report.

■ Seasonality of the Employment Base

While these figures provide a yearly picture for employment on Nantucket, it should come as no surprise that seasonal fluctuations occur — more significantly for some industries than others. Figure ED4 illustrates the trend in overall employment for all industries with a clear increase in jobs during the summer tourist season. In January of 2022, employment on Nantucket was at its lowest at 5,588 jobs, rising to a peak of 11,109 jobs in July, a nearly 100 percent increase.

Figure ED4. Monthly Employment

Source: Massachusetts Department of Economic Research, ES-202, 2022 Annual Report.



This seasonal trend is generally more pronounced in service-providing industries than goods-producing industries (Figure ED5). Sectors that are especially dependent on the tourism industry, such as arts and entertainment, retail, and hospitality, experience some of the largest discrepancies in monthly employment between summer and winter. In 2022, the Leisure and Hospitality sector (which captures arts, entertainment, and recreation and accommodation and food services) experienced a 398.3 percent increase in jobs between the low in January and the high in July (Figure ED6). By July, leisure and hospitality represented 36.4 percent of all jobs on Nantucket, compared to the yearly average of 26.3 percent.

Figure ED5. Monthly Employment: Goods vs Services

Source: Massachusetts Department of Economic Research, ES-202, 2022 Annual Report.

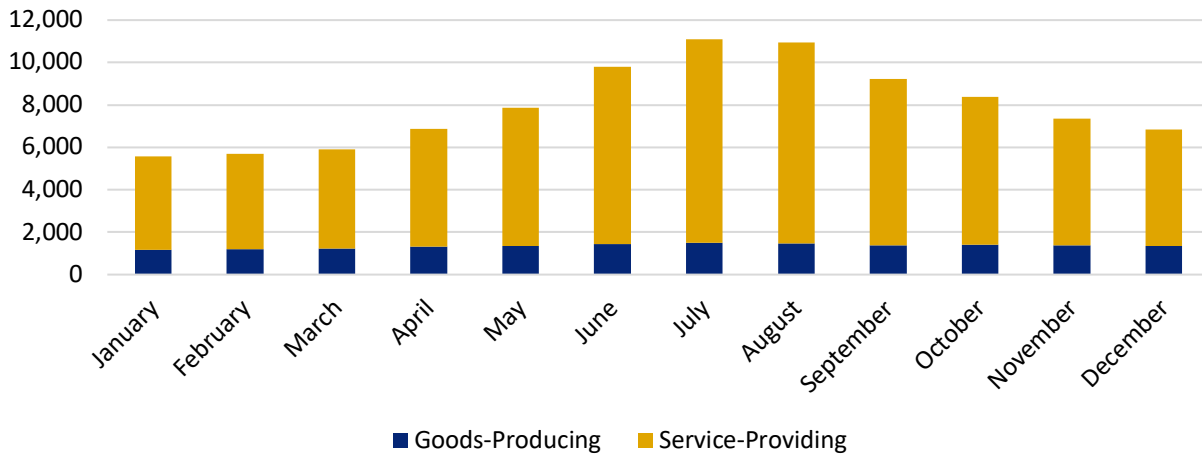
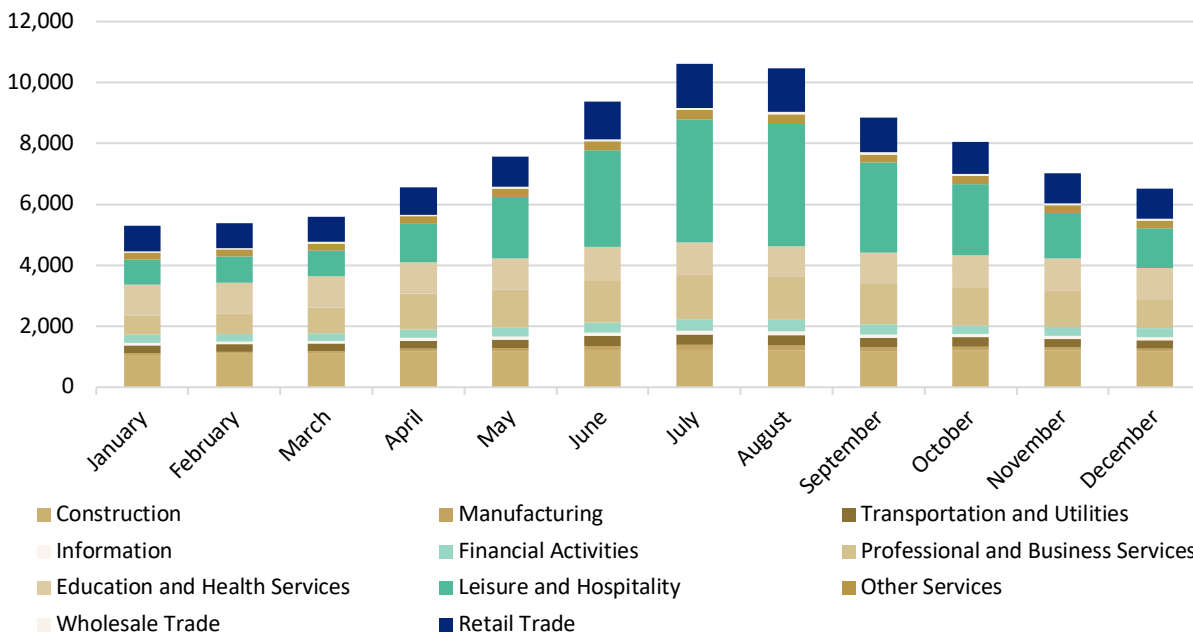


Figure ED6 Monthly Employment by Industry

Source: Massachusetts Department of Economic Research, ES-202, 2022 Annual Report.



■ Employers

Table ED5 reports the ten largest employers on the island.

Table ED5. Top Ten Employers							
Business	Industry	2021			2012		
		Year-Round Employees	Rank	% of Local Jobs	Year-Round Employees	Rank	% of Local Jobs
Town of Nantucket	Government	670	1	8.66%	941	1	17.52%
Nantucket Cottage Hospital	Medical	180	2	2.33%	180	2	3.35%
Nantucket Island Resorts	Hospitality	125	3	1.62%	125	4	2.33%
Marine Home Center	Retail	90	4	1.16%	135	3	2.51%
Stop & Shop	Retail	90	5	1.16%	65	6	1.21%
Blue Hills Bank	Finance	60	6	0.78%			
Myles Reis Trucking	Haulage	30	7	0.39%	30	7	0.56%
Steamship Authority	Transportation	28	8	0.36%	28	9	0.52%
Don Allen	Auto Dealership	25	9	0.32%	25	10	0.47%
Bartlett Oceanview Farm	Farm/Retail	25	10	0.32%	25	10	0.47%
Nantucket Bank	Finance				80	5	1.49%
A&P/Grand Union	Retail				30	7	0.56%

Source: Comprehensive Annual Financial Report (CAFR), Town of Nantucket, 2021.

■ Jobs to Workers Ratio

A strong overlap between a community's labor force (residents over age 16 either working or looking for work) and its employment base (local jobs) can indicate that people are able to live and work in the same community. On the other hand, large disparities between the labor force and employment base may suggest socioeconomic imbalance between the people who live in a community and those who work there.

This overlap or gap between labor force and employment base can show whether an industry in a community is hiring locally or bringing in workers from elsewhere. Where the ratio of available jobs to residents who work in an industry is higher than 1.0, that industry is a net importer of jobs to the community. Conversely, where the ratio is less than 1.0, there are more resident workers in the industry than there are jobs available, making the industry a net exporter of jobs. Table ED6 shows that most industries on Nantucket are **net exporters of jobs**, meaning more residents leave the island to work in their industries. The top net importers of jobs are Retail Trade and Arts, Entertainment, Recreation, and Accommodation and Food Services. This reflects the seasonality of employment on the island, as many tourist-based and seasonal companies hire workers from off-island to fill roles over the summer.

Table ED6. Jobs to Resident Workers				
Industry	Jobs	Workers	Jobs-Workers	Ratio
Total	7963	7,530	433	1.058
Agriculture, Forestry, Fishing and Hunting	No Data	67	-	-
Construction	1172	1,338	-166	0.876
Manufacturing	106	276	-170	0.384
Wholesale Trade	57	67	-10	0.851
Retail Trade	1053	534	519	1.972
Transportation, Warehousing, Utilities	290	313	-23	0.927
Information	102	41	61	2.488
Finance, Insurance, Real Estate	300	556	-256	0.540
Professional, Scientific, Management	1124	1,371	-247	0.820
Education, Health Care, Social Assistance	1041	1,738	-697	0.599
Arts, Accommodation, Food Services	2092	699	1,393	2.993
Other Services	267	299	-32	0.893
Public Administration	No Data	231	-	-

Sources: Executive Office of Labor and Workforce Development, ES-202, 2022 Annual Report ; U.S. Census Bureau American Community Survey Five-Year Estimates 2018-2022, Table C24050.

■ Commuting

Transportation is inextricably linked to the economy on Nantucket. Due to its position thirty miles out at sea, there are only a few ways to get goods and people on and off the island. Businesses and residents rely on the steamship and airport to import and export goods and workers.

According to 2021 commuting data from OnTheMap by the U.S. Census Bureau, a majority of Nantucket’s residents and workforce live and work on the island and are mainly employed in the Island’s economic centers. Nantucket has an inflow of 1,369 workers entering town for jobs, but an outflow of 2,179 residents leaving for jobs outside of Nantucket. Table ED7 shows that of all the employed residents of Nantucket, about 67.4 percent of those residents also work on the island. Meanwhile, 3.8 percent, 1.9 percent, and 1.1 percent of residents work in Boston, Barnstable, and New Bedford respectively. Meanwhile, almost all Nantucket workers also live on the island (76.7 percent). Most of the top ten off-island home locations are Cape and South Shore communities, likely due to proximity to the ferry in Barnstable (Table ED8).

Table ED7. Where Nantucket Residents Work			Table ED8. Where Nantucket Workers Live		
Geography	Count	Share	Geography	Count	Share
Nantucket	4,500	67.40%	Nantucket	4,500	76.7%
Boston	255	3.80%	Barnstable	88	1.5%
Barnstable	126	1.90%	Boston	61	1.0%

Table ED7. Where Nantucket Residents Work			Table ED8. Where Nantucket Workers Live		
Geography	Count	Share	Geography	Count	Share
New Bedford	72	1.10%	Falmouth	61	1.0%
Brockton	46	0.70%	Yarmouth	39	0.7%
Falmouth	41	0.60%	Sandwich	31	0.5%
Quincy	39	0.60%	Bourne	22	0.4%
Worcester	37	0.60%	Plymouth	21	0.4%
Fall River	36	0.50%	Brockton	19	0.3%
Cambridge	35	0.50%	New Bedford	19	0.3%
All Other Locations	1,492	22.30%	All Other Locations	1,008	17.2%
Total	6,679	100%	Geography	Count	Share
Source: U.S. Census Bureau, On the Map, 2021.					

Commercial Areas

The downtown core of Nantucket is the symbolic center of the island, and commercial uses line cobblestoned Main Street and several blocks extending around this main spine. Traditional New England uses such as churches, municipal buildings, a post office, and museums draw potential customers, as well as the businesses themselves. Second and third floors often provided apartments for employees and proprietors, reducing the need for vehicles and providing potential customers. Rising rental costs have changed the year-round economy in the downtown. Concerns about the closing of long-established businesses, which are replaced by seasonally operated ones, have been expressed.

Many year-round businesses are located in the mid-island area, and the future trend may be that more business owners choose to locate there. The area was developed more intensively beginning in the 1970s and is valued for its function, but not for its overall appearance, which is dominated by parking lots and scattered, unconnected character. The Mid-Island Area Plan, approved by the NP&EDC on March 3, 2003 and later adopted as an overlay district in the zoning bylaw, recommends revising the area to a more attractive commercial district, employing new-urbanist and smart-growth principles. Public infrastructure improvements, including the roundabout at Sparks Avenue and Pleasant Street, expanded sidewalks, and street tree plantings, are all examples of public investments in the area that need to continue.

Other nodes of mixed-use commercial development exist in the Town Overlay District (TOD), along Old South Road at Amelia Dive, Lovers Lane, and between Macy’s Lane to Nobadeer Farm Road to Sun Island Road, and at Bartlett and Surfside Roads (see Land Use, Figure 15). Scattered areas exist on Fairgrounds Road, near the hospital, and mixed among some neighborhoods as non-conforming uses. In the County Overlay District (COD) there are home-based enterprises as well as farm, and small village center establishments in Sconset, Monomoy, and Madaket. Mixed uses are encouraged in Nantucket, and neighborhood centers are being created throughout the island within close proximity to dense residential areas. Home-based businesses, identified in the Nantucket Zoning Bylaw as “home occupations,” are frequently found on Nantucket and are allowed by right in all zoning districts. Land values have reached a level where many business owners cannot afford a separate location either to rent or to purchase. Since the building trades comprise a significant portion of the year-round workforce,

many small-scale workshops are scattered throughout the island as “cottage industry” businesses. Industrial uses have clustered around the east and west border of the airport, which is highly compatible with the impacts. An industrial concentration exists in an area south of Old South Road and east of Lovers Lane, and in scattered locations on Miacomet Avenue, Hummock Pond Road, and South Shore Road.

■ Harbor Place

In 2008, Nantucket Town Meeting approved a study Harbor Place, an area previously referred to as the Wilkes Square Redevelopment site, which includes National Grid, Winthrop Management LLP, and Nantucket Island Resorts properties. To that end, the Select Board established a Downtown Revitalization Committee and charged it with identifying goals for the Nantucket downtown area that balance economic strength with community preservation and encourage greater venues for social activity while recognizing the importance of planning. The focus was to:

- Attract a wide range of individuals through a multifunctional environment including housing, work, shopping, culture, entertainment, government, and tourist attractions.
- Balance the human, social, and economic needs with the infrastructure requirements of parking, public transportation, bike racks, road access, traffic flow, sidewalks, and water front walkways.
- Attract commercial business to locate downtown by providing guidance on financing, zoning, and preliminary site design.
- Protect the unique qualities, historical significance, and feel of the Town.
- Incorporate attractive space for civic gatherings. The study area is approximately a 5.65-acre area bounded by Main Street, Commercial Street, Washington Street, and New Whale Street.

The site is currently owned by two landowners. Its close proximity to downtown and its waterfront location present an extraordinary opportunity for the Town to develop a mixed-use gateway that will be a common ground for year-round residents as well as seasonal residents and visitors. The vision for the site offers strategic opportunities to resolve or clarify long-standing infrastructure and transportation issues and support hotel, housing, and retail uses, dining, and social venues

Recently, the landowners, who consist of National Grid and Nantucket Island Resorts collaborated to roll out a conceptual framework for the plan that includes 3 phases: (1) a transportation center, (2) relocation of the grocery store, and (3) a facelift of the area closest to the waterfront with a mixed-use component in the center of the new layout. The current roadways would be realigned after the relocation/reconfiguration of the existing parking lot. Key to the plan was the removal of the fuel tank farm behind Stop and Shop. In 2016, the Town executed a purchase and sale agreement with Harbor Fuel Corporation to relocate the fuel tank farm to an area outside the downtown. This move was completed in September 2021. Another concept is the transportation center, including a bus station, a parking facility, and pedestrian services. The transportation center was expected to accommodate the increase in activity of fast-boat traffic and make space available for parking, with the ultimate goal to attract year-round activity to the downtown area. The Town would ultimately own the transportation facility property as part of the preliminary plan.

Tax Base

Given its geographical location and the limitations of being an island, the Town does not have a large commercial and industrial property tax-base: approximately 89% of the Town’s property taxes are residential. According to 2023 data from the Massachusetts Department of Revenue (DOR), residential property taxes represent 89.1 percent of the total property tax levy, commercial property provides 8 percent, personal property 2.5 percent, industrial 0.4 percent, and open space 0.01 percent.

In 2023, there were a total of 21,265 residential, commercial, open space, personal property, and exempt accounts.

Nantucket also offers a residential exemption for year-round residents. The purpose of the exemption is to shift the tax burden within the Residential class from the lower valued properties to the higher values ones and those owned by nonresidents. In FY23, 2,199 properties qualified for and received an exemption of 25% of the average residential value or \$668,999 off their tax bills.³¹⁷

Local Policies, Planning, and Capacity

- **Department of Culture and Tourism.** The management of Nantucket's tourism industry is aided by the Town's Culture and Tourism department, which is supported by revenues from local option room occupancy excise collections.³¹⁸ With support from the Massachusetts Cultural Council and ReMain, the Culture and Tourism Department designed a marketing plan for the Cultural District, targeting visitors to Nantucket before they arrived on the island. Additionally, a separate campaign was created to market the Nantucket Cultural District, which includes 40+ cultural organizations and partners, to residents and visitors already on the island.
- **Nantucket Planning & Economic Development Commission (NP&EDC).** NP&EDC is Nantucket's regional planning agency and it is the only one in the Commonwealth to serve a single community. The Director and Deputy Director of Planning continued to oversee the operations of Planning and Land Use Services (PLUS) through a Memorandum of Understanding (MOU) between the NP&EDC and the Select Board. PLUS includes divisions for planning, zoning, building, architectural review, historic preservation, and energy. Over many years, the NP&EDC has supported area- and neighborhood-level planning efforts around the island. Some of those plans have included findings and recommendations pertaining to economic development. A summary of the plans completed as of 2024 can be found in the Appendix.
- **Agricultural Commission.** The Nantucket Agricultural Commission was established by Article 99 of the 2008 Annual Town Meeting to represent the Nantucket farming community; the mission of which Commission shall be to promote agricultural-based economic opportunities; preserve, revitalize and sustain the Nantucket agricultural industry, and encourage the pursuit of agriculture as a career opportunity and lifestyle.³¹⁹

■ Private Organizations

- The **Nantucket Island Chamber of Commerce**, founded in 1937 and incorporated in 1954, has a diverse membership comprised of more than 650 businesses. The Town, including the Nantucket Planning and Economic Development Commission (NPEDC) and Culture & Tourism department, works with the Chamber on economic development concerns. The Chamber provides networking, educational, and collaborative opportunities to Nantucket businesses. It promotes Nantucket as a year-round destination and promotes economic growth and small business advocacy.

The Nantucket Chamber has also been designated the Regional Tourism Council for the Commonwealth of Massachusetts serving Nantucket Island. The state has been divided into sixteen tourism regions, each controlled by a Regional Tourism Council. As a Regional Tourism Council, the Chamber received funding from the state to develop advertising, public relations, brochures, and other marketing initiatives for Nantucket.³²⁰

- **Remain Nantucket** awards grants to emerging and small businesses as well as nonprofits through a partnership with the Community Foundation for Nantucket (CFN). The CFN's Remain Nantucket Fund

supports organizations delivering programs and services to Nantucket residents, enhancing Nantucket’s downtown, fostering professional development, and promoting sustainability.

Community Health

Community health is “a multi-sector and multi-disciplinary collaborative enterprise that uses public health science, evidence-based strategies, and other approaches to engage and work with communities, in a culturally appropriate manner, to optimize the health and quality of life of all persons who live, work, or are otherwise active in a defined community or communities.”³²¹ Health can be driven by environmental factors that are less known, unavoidable, or at least very difficult to manage at an individual level. The responsibility to manage public health conditions lies with local institutions, governing bodies, and higher-level institutions. Some causes for widespread diseases are much less identifiable and contribute to certain illnesses in conjunction with other factors. Nonmedical factors that influence health outcomes are “social determinants of health” (SDOH).³²² They include a broader set of factors that shape daily lives and health outside conventional views on public health conditions. Figure CH-1. illustrates the five SDOH categories.

Figure CH1. Social Determinants of Health

Source: Healthy People 2030, U.S. Department of Health and Human Services (HHS).



SDOHs require that the health of a community be assessed holistically and across a diversity of health-related issues. This section of the Master Plan assesses not only diseases and illnesses but also social conditions that affect the physical and mental health of Nantucket residents. Community health is interrelated with several other topics in this Master Plan. Table CH-1 is a matrix of SDOHs and their connections to planning topics in this Plan, and where associated policies and plans can help improve community health outcomes in Nantucket.

Table CH1. Social Determinants of Health and Relationship to Master Plan		
Social Determinants of Health	Subtopics	Master Plan Chapter
Education Access and Quality	Well-funded schools Sufficient staffing Access to childcare	Economic Development Public Services and Facilities
Health Care and Quality	Health care access Air and water quality Access to healthy food	Public Services and Facilities Economic Development Community Health Natural Resources, Open Space, and Recreation
Neighborhood and Built Environment	Housing quality and affordability Active modes of transportation Recreation opportunities	Land Use Natural Resources, Open Space, and Recreation Housing and Residential Development Economic Development Traffic and Circulation Sustainability
Social and Community Context	Public safety Equity and inclusion Mental health Age-friendly community Disability accessibility	Land Use Housing and Residential Development Public Services and Facilities Community Health
Economic Stability	Job creation Reliable incomes Housing security	Land Use Economic Development Housing and Residential Development Traffic and Circulation

Chronic Illness and Health Conditions

Chronic diseases are conditions that persist for at least a year, require ongoing medical attention, and may limit daily living activities. They are the nation’s leading causes of death and disability. Six out of ten adults have a chronic disease, and 40 percent have at least two chronic diseases. The prevalence of chronic diseases may be attributed to *protective factors* and *risk factors*. Protective factors are those that would prevent chronic diseases, while risk factors are those that increase one’s risk of developing a chronic disease.³²³ Table CH2 displays factors that are commonly found in Nantucket.

Table CH2. Protective and Risk Factors for Chronic Disease in Nantucket	
Protective Factors	Risk Factors
Easy access to healthy & affordable food	Lack of medical specialists
Lots of safe space for recreation	High rates of poor mental health
Availability of economic opportunity (jobs)	Excessive use of drugs and alcohol among youth and adults
Access to public and private schools	Lack of affordable housing
Very limited fast food options	High cost of childcare
Strong sense of community	Potential need to work multiple jobs

Source: Nantucket Health Department, *Nantucket Chronic Disease Report, 2020*.

■ Asthma

Asthma is a chronic respiratory illness affecting people of all ages, but it is the most common disease among children and is more common in children than adults. An asthma attack causes inflammation of airways, restricting the amount of air and oxygen flowing in and out of the lungs. Symptoms include coughing, wheezing, tightening of the chest, shortness of breath, and difficulty breathing. It is unknown what directly causes asthma, but studies show there is an increased risk of occurrence linked to exposure to certain pollutants, such as air pollution, mold, pet dander, and dust. Exposure to these pollutants and other allergens can trigger an asthma attack that ranges in severity.³²⁴

■ Pediatric Asthma

The Massachusetts Executive Office of Health and Human Services (EOHHS) and the Massachusetts Department of Public Health (MDPH) maintain the Environmental Public Health Tracking (EPHT) program, a statewide surveillance database that records and publishes the level of pediatric asthma and related hospitalizations in the Commonwealth. Begun in 2009, the program contains data from participating public and private schools for kindergarten to eighth-grade students. Participating Nantucket public schools include Cyrus Peirce, Nantucket Elementary, and Nantucket Intermediate, and private schools include Nantucket Lighthouse School and Nantucket New School.

Nantucket has lower asthma rates among children than the rest of the state, with averages of 7.7 and 11.8 cases per 100 students, respectively (Table CH3). Asthma prevalence in Massachusetts started declining in 2015 and fell to a 15-year low in the 2022-2023 student cohort, with Nantucket's rate falling to half of its record peak rates (Figure CH-2). Data was not collected for four years between the 2018 and 2022 school years.

Table CH3. Pediatric Asthma Prevalence per 100 Students

School Year	Nantucket			Massachusetts		
	Student Case Count	Student Enrollment Count	Prevalence	Student Case Count	Student Enrollment Count	Prevalence
2009-2010	77	1,030	7.5	80,423	696,904	11.5
2010-2011	71	1,084	6.5	80,920	693,338	11.7
2011-2012	87	1,119	7.8	82,539	691,614	11.9
2012-2013	90	1,123	8	83,541	691,060	12.1
2013-2014	100	1,098	9.1	85,352	689,300	12.4
2014-2015	90	1,034	8.7	83,845	685,649	12.2
2015-2016	119	1,242	9.6	84,230	681,295	12.4
2016-2017	104	1,247	8.3	82,279	679,336	12.1
2017-2018	87	1,254	6.9	79,838	675,052	11.8
2018-2022	—	—	—	—	—	—
2022-2023	56	1,262	4.4	62,659	634,606	9.9

Table CH3. Pediatric Asthma Prevalence per 100 Students

	Nantucket			Massachusetts		
School Year	Student Case Count	Student Enrollment Count	Prevalence	Student Case Count	Student Enrollment Count	Prevalence
Average	88.1	1,149.3	7.7	80,562.6	681,815.4	11.8

Source: BCEH, "Environmental Public Health Tracking," MDPH

■ Asthma-Related Emergencies

Although rates of pediatric asthma are low, Nantucket sees a higher rate of asthma-related emergency department visits each year compared to the state. The Massachusetts Center for Health Information and Analysis (CHIA) collects information on hospitalizations and emergency department visits for asthma-related incidents. EPHT published emergency department visits beginning in 2002 up until 2021 (**Table CH4**). The island's 98.8 average crude rate of visits per 10,000 people is 72.7 percent greater than the state's 57.2 average crude rate.³²⁵ Additionally, Nantucket averages four cases of hospital admissions for asthma-related incidents every year since 2000 at a rate of 4.1 cases per 10,000 people.

Table CH4. Annual Average Rates of Asthma-Related Emergency Department Visits per 10,000 People

	Nantucket			Massachusetts	
Year	Case Count	Crude Rate	Age Adjusted Rate*	Crude Rate	Age Adjusted Rate*
2010	113	111.2	117.3	67.0	70.2
2011	125	123.5	127.1	68.2	71.7
2012	138	134.0	141.7	69.3	72.9
2013	149	141.4	147.0	65.2	68.7
2014	129	119.7	124.7	66.8	70.9
2015	125	114.7	112.9	62.8	66.5
2016	103	92.6	99.1	56.3	61.0
2017	127	113.3	113.7	53.8	58.2
2018	111	99.8	99.2	52.9	57.2
2019	112	98.8	99.8	49.7	53.7
2020	56	39.3	41.1	27.3	28.6
2021	85	59.6	63.1	32.9	36.2

*Age-adjusted by the direct method using 2000 U.S. standard population.
Source: CHIA, "Environmental Public Health Tracking," MDPH

■ Cardiovascular Disease and Heart Attacks

A myocardial infarction, or "heart attack," occurs when the heart does not receive enough blood. The most common cause of a heart attack, coronary artery disease (CAD) or "ischemic heart disease," is caused by a buildup of plaque made up of cholesterol deposits in the arteries that block or restrict blood flow to the heart. Being overweight, physically inactive, having poor eating habits, smoking, and having a family history of heart disease

are high-risk factors for CAD. Heart disease is the leading cause of death in the U.S.³²⁶ In Massachusetts, heart disease is responsible for approximately 35 percent of all deaths each year.³²⁷

CHIA also collects information on hospitalizations for heart attacks. On average, there are fewer crude rates of heart attacks on Nantucket compared to the state overall, at 27.9 and 37.2, respectively, cases per 10,000 people 35 years and older. The number of heart attacks on Nantucket peaked in 2015, double the town average, and was statistically significantly higher than in the rest of the state; however, that year was an anomaly, and yearly cases have not come close since.

Year	Nantucket			Massachusetts		Statistical Difference
	Case Count	Crude Rate	Age Adjusted Rate	Crude Rate	Age Adjusted Rate	
2000	17	33.2	40.0	52.4	50.8	None
2001	14	26.9	30.0	52.9	50.9	Statistically significantly lower
2002	21	39.8	44.5	53.1	50.8	None
2003	13	24.3	29.0	53.4	50.8	Statistically significantly lower
2004	23	42.5	46.4	47.5	45.0	None
2005	17	31.0	35.8	44.2	41.6	None
2006	13	23.4	27.3	42.0	39.5	None
2007	17	30.2	31.3	40.0	37.4	None
2008	13	22.8	24.4	38.4	35.7	None
2009	NS*	NS*	NS*	36.7	34.0	NS*
2010 [†]	11	18.9	21.7	35.8	33.0	None
2011	NS*	NS*	NS*	33.6	30.8	NS*
2012	18	30.4	30.6	33.2	30.1	None
2013	22	36.4	35.9	29.9	26.7	None
2014	12	19.4	18.1	27.9	24.8	None
2015	36	57.6	58.5	30.5	26.8	Statistically significantly higher
2016	21	33.0	33.7	28.8	25.3	None
2017	23	35.9	34.2	32.6	28.4	None
2018	20	31.2	29.9	32.7	28.2	None
2019	18	27.8	27.7	32.8	28.1	None
2020	12	14.1	15.0	24.3	20.8	None
2021	18	21.2	18.7	25.6	21.9	None
Average	17	27.9	28.8	37.2	33.8	None

*NS = not shown. Statistics are suppressed to protect confidentiality when the number of cases is ≤10.
[†] Relative standard error > 30%; interpret with caution
Source: CHIA, "Environmental Public Health Tracking," MDPH

■ Cancer

Cancer is the leading cause of death in Massachusetts. There are 526.1 cases per 100,000 people in Nantucket, higher than the state’s rate of 459.1 cases per 100,000.³²⁸ Furthermore, 481 new cases of cancer were reported for every 100,000 people, and 130 deaths from cancer per 100,000 people from 2012 to 2016. Women face a higher rate of cancer diagnoses than men, at 555.5 cases to 416.4 cases per 100,000. Melanoma of the skin is the most common type of cancer on the island, being the most common for women and the second most common for men. Nantucket sees a significantly higher incidence rate of melanoma among its residents than the state, potentially because of the combination of its aging population, lighter skin, and significant amounts of time Nantucket residents spend outdoors during the summer months.³²⁹

While melanoma is the most prevalent cancer type for women at 314.3 cases per 100,000 people, breast cancer was the fastest-growing type of cancer. For men, the most common type of cancer is multiple myeloma, with 281.2 cases per 100,000 between 2011 and 2015. However, prostate cancer has had the largest number of new diagnoses in recent years, up to 30 new cases from 2012 to 2016 and reaching a rate of 91.1 cases per 100,000. The rate of prostate cancer among men is likely to increase.

■ Diabetes

Diabetes is a chronic condition where the pancreas does not produce enough insulin to regulate blood glucose (Type I) or when the body cannot properly use the insulin that is produced (Type II).³³⁰ Three types of diabetes exist: Type I, Type II, and gestational. Gestational diabetes can develop in pregnant women but will reverse in most cases after pregnancy. However, it can still lead to Type II diabetes if left untreated. The percentage of Nantucket’s population with diabetes has risen and fallen over time, but it is generally higher than it was decades ago. In 2004, nearly six percent of residents were diagnosed with diabetes, and this rose to nearly nine percent in 2015 before declining to just under seven percent in 2016.³³¹

■ Behavioral and Mental Health and Substance Abuse

While mental health is not always considered chronic, people may suffer from it intermittently and throughout their lives in varying intensities. Nantucket sees high rates of suicides and substance abuse and has over 600 hospitalizations per 100,000 people each year. From 1999 to 2017, there were twenty-four self-inflicted deaths at a crude rate of 12.5 per 100,000 people compared to the state at 8 cases per 100,000. Nantucket ranks the highest among all counties in Massachusetts. In a 2019 survey, 6.6 percent of Nantucket Public School students in grades 6 to 12 reported thinking about suicide.³³² The same survey indicated that 27.8 percent of eleventh graders and 62.7 percent of twelfth graders regularly drink alcohol on the weekends, and 19 percent of eleventh graders and 41 percent of twelfth graders consume cannabis.³³³

In conjunction with mental health struggles, substance abuse and misuse are common in Nantucket. The Community Foundation for Nantucket commissioned Government Performance Solutions, Inc. to research and identify behavioral health services and needs on the island and published a report that documented major public health concerns. Table CH6 displays the behavioral health conditions for both children and adults

Table CH6. Behavioral Health Condition Estimates in Nantucket			
Children and Adolescents		Adults	
Behavioral Health Condition	Estimate*	Behavioral Health Condition	Estimate*
Anxiety (diagnosed)	169	Alcohol use disorder in the past year	873
Depression (diagnosed)	76	Illicit drug use disorder in the past year	457

Table CH6. Behavioral Health Condition Estimates in Nantucket			
Children and Adolescents		Adults	
Behavioral Health Condition	Estimate*	Behavioral Health Condition	Estimate*
Marijuana use in the past month	83	Major depressive episode in the past year	1,088
Alcohol use in the past month	92	Serious mental illness diagnosis in the past year	712
Illicit drug use in the past month	93	Any mental illness diagnosis in the past year	2,834
Major depressive episode in the past year	106	Serious thoughts of suicide in the past year	685
Alcohol use disorder in the past year	12	Anxiety/depressive disorder during majority of past 7 days	3,894
Illicit drug use disorder in the past year	22	Of those with anxiety/depressive disorder who needed but did not receive counseling/therapy	837
<p>*Based on 17k Year-round Population. Bold indicates COVID point-in-time April 2021. Source: Government Performance Solutions, Inc. & Community Foundation for Nantucket. <i>Nantucket Behavioral Health Assessment Report</i>, October, 2021</p>			

Table CH7 displays behavioral health conditions for the elderly population on Nantucket. In terms of the percentage of seniors, they fare better than the rest of the state in mental health disorders and substance abuse. With that said, however, one in four residents aged 65 and older have depression, which remains a concern. Furthermore, the COVID-19 pandemic has likely increased the prevalence of mental health problems, for which statistics specific to Nantucket residents are still unknown.³³⁴

Table CH7. Healthy Aging Behavioral Health Indicators for Nantucket		
Behavioral Health	Nantucket Estimate	State Estimate
% 60+ with 15+ days poor mental health last month	5.1%	7.0%
% 65+ with depression	25.0%	31.5%
% 65+ with anxiety disorders	14.2%	25.4%
% 65+ with bipolar disorders	4.0%	4.5%
% 65+ with post-traumatic stress disorder	1.3%	1.8%
% 65+ with schizophrenia & other psychotic disorders	3.1%	5.9%
% 65+ with personality disorders	0.6%	1.4%
# opioid deaths (all ages)	2	1,873
% 65+ with substance use disorders (drug use +/- alcohol abuse)	6.0%	6.6%
% 65+ with tobacco use disorders	8.1%	10.2%
<p>Source: Massachusetts Healthy Aging Collaborative, <i>Massachusetts Healthy Aging Community Profile: Nantucket</i>, 2018</p>		

■ Infectious Diseases

According to the World Health Organization (WHO), infectious diseases are caused by pathogens such as bacteria, viruses, parasites, or fungi and can be spread by people, animals, or insects. The top five infectious diseases are Lyme disease (71 percent), babesiosis (17 percent), Hepatitis C (5 percent), human granulocytic anaplasmosis (5 percent), and influenza (2 percent).³³⁵

■ Tick-borne Illnesses

Lyme disease, babesiosis, and anaplasmosis are three of the top five infectious diseases on Nantucket. Carried by ticks, these diseases accounted for 93 percent of total infectious diseases on Nantucket from 2009 to 2018.

There were approximately 500 cases of Lyme disease per 100,000 people in 2018, down from a prevalence of over 2,000 cases per 100,000 people in 2013. Human babesiosis, formerly known as “Nantucket fever,” emerged on the island in 1976 and is the second most prevalent infectious disease. Although it was not endemic to Nantucket and was sporadically found elsewhere in the northeast, Nantucket still reports more cases of babesiosis than any other county in the U.S., with over 100 cases per 100,000 people compared to just 1 case per 100,000 people nationwide.³³⁶ Lastly, unlike Lyme disease and babesiosis, the prevalence of anaplasmosis increased at a rate of 17.7 cases per 100,000 each year to its most recent figure of over 80 cases per 100,000 people in 2018. Still, these numbers overwhelmingly exceed the statewide incidence every year.³³⁷

Several species of ticks pose serious health risks for people on the island. Ticks found on Nantucket are Blacklegged ticks (deer ticks), American and Brown ticks (dog ticks), and Lone Star ticks. Deer ticks carry *Borrelia burgdorferi* and *B. mayonii* (which cause Lyme disease), *Anaplasma phagocytophilum* (anaplasmosis), *B. miyamotoi* (hard tick relapsing fever), *Ehrlichia muris eauclairensis* (ehrlichiosis), *Babesia microti* (babesiosis), and Powassan virus disease. Lone Star ticks carry the Bourbon virus, *Ehrlichia chaffeensis* and *E. ewingii* (which cause human ehrlichiosis), Heartland virus, *Francisella tularensis* (which cause tularemia), STARI, and alpha-gal syndrome (AGS or red meat allergy). Lastly, dog ticks can cause Tularemia and Rocky Mountain spotted fever.³³⁸ The population of Lone Star ticks surged on the main island in the summer of 2024 after previously being mostly confined to Tuckernuck Island.³³⁹

■ Hepatitis C

Nantucket has a lower incidence rate of Hepatitis C than Massachusetts. The island’s cumulative incidence rate from 2009 to 2018 was 799.7 cases per 100,000 people compared to the state’s at 1,207.2 cases per 100,000 people. The most recent figure for Nantucket was approximately 60 cases per 100,000 in 2018, down from its peak rate of over 100 cases per 100,000 in 2012.³⁴⁰

■ Influenza

Like Hepatitis C, influenza, or the flu, is less prevalent on the island than in the state as a whole. However, Nantucket saw a dramatic rise in case rate in 2018, with an incidence rate of almost 200 cases per 100,000 people, up from nearly zero cases for several years since 2009. This spike may have been a result of better case reporting but also less effective vaccines or lower rates of vaccination among the local population.³⁴¹

■ Drinking Water

Nantucket’s drinking water supply meets or exceeds all Massachusetts Department of Environmental Protection (MassDEP) and EPA water quality standards. Table CH-8 displays detected contaminants in the last round of sampling in 2023. Very trace amounts of some contaminants are expected but do not necessarily pose a health risk, but immunocompromised people may be more vulnerable or sensitive to contaminants in any drinking water. Certain wells contain naturally corrosive and slightly acidic water, with higher concentrations of iron, so

a protective coating is applied to the inside wall of water pipes to limit the amount of lead and copper leaching into drinking water. Water treatment chemicals are added to remove iron from the water supply. The Town does not fluorinate its tap water.³⁴²

The Nantucket Water Department is divided into two departments, Wannacomet Water Company and Siasconset Water Department. Both water departments manage and distribute public drinking water supply on the island. Groundwater in the island’s sole source aquifer is the only source of drinking water.

Table CH8. Public Drinking Water Supply Contaminant Testing Results						
Contaminant	Detection (mg/L)		Action Limit (mg/L)	MCL* (mg/L)	MCLG† (mg/L)	Possible Source of Contamination
	Wannacomet	Siasconset				
Lead	0.0 - 0.0018	Not Detected	0.015	0	0	Plumbing Corrosion; Erosion of natural deposits
Copper	0.006 - 0.413	0.636	1.3	1.3	1.3	Plumbing Corrosion; Erosion of natural deposits; leaching from wood preservatives
Sodium	13	13	--	20	--	Erosion of natural deposits & runoff from impervious surfaces
Nitrate	0.6	0.96	--	10	10	Leaching from fertilizers and erosion of natural deposits
Manganese	--	0.007	--	0.05	--	Erosion of natural deposits
Fluoride	--	0.12	--	4	--	Erosion of natural deposits
Barium	0.002	0.006	--	none	2	Erosion of natural deposits
<p>*Maximum Contaminant Level: the highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology. MCLs are set at very stringent levels. To understand the possible health effects described for many regulated constituents, a person would have to drink 2 liters of water every day at the MCL level for a lifetime to have a one-in-a-million chance of having the described health effect.</p> <p>†Maximum Contaminant Level Goal: the level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.</p> <p>Source: Siasconset Water Department, <i>Annual Drinking Water Quality Report, 2023</i>; Wannacomet Water Company, <i>Annual Drinking Water Quality Report, 2023</i></p>						

■ Per- and Polyfluoroalkyl Substances (PFAS)

PFAS are a large group of human-made chemicals used in products that resist heat, oil, stains, grease, and water. They’re sometimes called “forever chemicals” because they do not break down easily in the environment or the human body. Various health risks are linked to PFAS exposure and include, but are not limited to, reproductive issues, immune system effects, hormonal disruption, increased risk of certain cancers, and developmental impacts in children.

The Water Department reported small concentrations of PFAS in two sampling wells in 2023, at 4.32 parts per trillion (ppt) and 2.22 ppt, well below the Commonwealth’s maximum contaminant level (MCL) of 20 ppt.³⁴³ However, in September 2023, the MassDEP found elevated levels of PFAS contamination in all sixteen tested private groundwater wells on Toms Way, located mid-island.³⁴⁴ In April 2025, MassDEP detected exceedingly high PFAS levels at 124 ppt, over six times the State’s limit and deemed an “imminent hazard,” near the intersection of Hummock Pond Road and Burnt Swamp (Lane). Other Town samples from April 2025 in two out of 22 private wells around the island reported elevated PFAS contamination over the State’s threshold. The two

contaminated private wells were off Old South Road near the airport and on Surfside Road near Miacomet. In the latest April 2025 test results from both the Town’s Board of Health and MassDEP, 48 percent of samples detected PFAS, and 16 percent exceeded the State limit.³⁴⁵

Access to Health Care

There is relatively limited access to medical services and providers on the island compared to the rest of the state. Nantucket surpasses Massachusetts for primary care physicians (PCP) at 1,620 residents per PCP compared to 970 statewide; 250 residents per mental health provider to 150 statewide; and 1,420 residents per dentist to 930 statewide.³⁴⁶ When health care providers are over capacity, it severely limits the availability and access to services and may overwhelm the system as well as staff. This can be doubly so when summer residents and tourists swell the island’s population. Residents commonly travel off-island to seek treatment, and the long distances usually require taking an entire day off work. Local organizations, such as Nantucket Food Fuel & Rental Assistance (NFFRA), offer transportation and travel assistance for residents seeking treatment off the island.³⁴⁷

Many services still require in-person care, but online and telehealth services can help alleviate the increasing burdens on medical facilities and staff by offloading less urgent care over to a digital and more convenient format. Some medical providers integrate their services within Epic System’s digital software portal, which provides patients instant access to medical services, documents, communications, and other features.³⁴⁸

The lack of health insurance poses another obstacle for residents seeking health care. An estimated 4.7 percent of all households do not have health coverage, nearly twice the rate of Massachusetts as a whole at 2.7 percent (**Table CH9.**). More family households have health insurance than non-families, with ten percent of non-family households lacking insurance.

	Nantucket County		Barnstable County		Dukes County		Massachusetts	
	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent
All Households	658	4.7%	6,890	3.0%	1,323	6.5%	185,907	2.7%
Family Households	420	3.6%	4,975	2.8%	1,033	6.2%	133,725	2.5%
Non-Family Households	238	10.0%	1,915	4.0%	290	7.7%	52,182	3.5%

Source: U.S. Census Bureau, ACS 5-Year Estimates 2018-2022 (Table C27021)

Table CH10 displays several indicators that contribute to senior residents’ access to and use of health care. There are lower rates of elderly residents on Medicare and Medicaid, and much fewer medical facilities on the island than on the mainland. The disparity in health centers demonstrates Nantucket residents’ limited options for seeking health services. Elderly residents in Nantucket visit the emergency room at a higher rate than the rest of the state, but have lower rates of inpatient hospital stays and outpatient health visits at home. The increased rate of emergency room visits may be due to the lack of other health care options, such as primary care providers or urgent care facilities.

Table CH10. Healthy Aging Healthcare Access Indicators for Nantucket		
Access to Care	Nantucket Estimate	State Estimate
% Medicare managed care enrollees	2.1%	23.1%
% dually eligible for Medicare and Medicaid	6.7%	16.7%
% 60+ with a regular doctor	94.0%	96.4%
% 60+ who did not see doctor when needed due to cost	0.056	4.1%
# of primary care providers within 5 miles	20	10,333
# of hospitals within 5 miles	1	66
# of nursing homes within 5 miles	1	399
# of home health agencies	1	299
# of community health centers	0	116
# of adult day health centers	0	131
# of memory cafes	0	95
# of dementia-related support groups	0	136
Service Utilization		
Physician visits per year	7.4	7.8
Emergency room visits/1000 persons 65+ years per year	797	639
Home health visits per year	2.2	4.0
Inpatient hospital stays/1000 persons 65+ years per year	224	294
Medicare inpatient hospital readmissions (as % of admissions)	10.7%	17.9%
# skilled nursing facility stays/1000 persons 65+ years per year	74	106
# skilled nursing home Medicare beds/1000 persons 65+ years	26	43
% 65+ getting Medicaid long term services and supports	2.2%	4.9%
Source: Massachusetts Healthy Aging Collaborative, <i>Massachusetts Healthy Aging Community Profile: Nantucket</i> , 2018		

■ Food Insecurity

Broadly, the U.S. Department of Agriculture defines “food insecurity” as the lack of access, at times, to enough food for an active, healthy life.³⁴⁹ The Greater Boston Food Bank (GBFB) considers a household food insecure if they report running out of food or not having enough money to buy food each month.³⁵⁰ According to GBFB’s 2024 statewide report, a fifth of all households across Barnstable, Dukes, and Nantucket Counties are food insecure. The Census Bureau estimates that only 2.8 percent of households on Nantucket receive SNAP benefits or “food stamps” (Table CH-11). The majority of SNAP households are non-families (64.6 percent). Additionally, SNAP households are primarily older with fewer children; 57.6 percent of SNAP households have a resident aged 60 years or older, and 18.9 percent have children under 18 years old.

Table CH11. Households Receiving SNAP Benefits

	Nantucket County		Barnstable County		Dukes County		Massachusetts	
	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent
All Households	132	2.8%	382	7.8%	4,193	5.5%	354,063	12.9%
Households with 60+ Resident	76	57.6%	249	65.2%	3,581	85.4%	153,322	43.3%
Households with Children Under 18	25	18.9%	118	30.9%	2,608	62.2%	141,781	40.0%
Non-Family Households	85	64.4%	214	56.0%	3656	87.2%	143,348	40.5%

Source: U.S. Census Bureau, ACS 5-Year Estimates 2018-2022 (Tables B22002 and B22002)

However, these estimates may underrepresent true need and food insecurity due to the island’s large number of temporary residents and the stigma associated with receiving “food stamps.” Other data demonstrate that approximately 59 percent of the 1,130 food-insecure population are eligible for SNAP benefits, being at or below 200 percent of the federal poverty line.³⁵¹ Of the island’s year-round population, 15 percent, or approximately 1,700 residents, receive food assistance from the Nantucket Food Pantry each year.³⁵² According to Nourish Nantucket, 21 percent of year-round island residents are food-insecure, 46 percent of public school students qualify for food subsidies, and 4,500 island residents regularly struggle with food.³⁵³

■ Homelessness

The homeless population on Cape Cod and the islands reached a ten-year high in 2024 at 568 unsheltered individuals. The ACK Homelessness Team, an advocacy group for unsheltered residents on Nantucket, counted three unsheltered individuals in their point-in-time (PIT) count on January 23, 2024.³⁵⁴ However, the PIT count underrepresents the true number of homeless individuals and families on the island because it only accounts for those seen by volunteers conducting the count on a single day of the year. It might not include people living in their cars, the woods, shelters, or with family and friends, the latter being very common on Nantucket. Informal and overcrowded living arrangements in Nantucket homes are commonplace and can pose safety and sanitary issues for tenants.³⁵⁵

■ AARP Livability

AARP is a national organization focused on the interests of older adults. It developed the Livability Index, which measures a community’s livability based on eight different categories. One of these categories is Health, which assesses the overall healthiness of a community’s population based on several metrics and the existence of policies intended for positive health outcomes. The Livability Index is not a comprehensive assessment of Nantucket’s community health because it omits several topics covered in this chapter. Still, it offers another perspective on the island’s health from an organization that represents older people. The metrics provide insight into what senior populations consider supportive of a livable and age-friendly community.

The overall Health score in subtopics of prevention, access, and quality is 69 out of 100, which is relatively better than Massachusetts (59) and the median U.S. county (43) in 2024. Nantucket is close to the state in terms of smoking and obesity prevalence, access to exercise opportunities, and scores even better in terms of preventable hospitalization rate and patient satisfaction. However, Nantucket scores much worse than the state in healthcare professional shortage areas, as discussed above, and its rate of obesity has increased at a faster rate than in Massachusetts over the same span of time.

Table CH12. AARP Livability Index: Health					
	Nantucket		Massachusetts		Median US County
Overall Score (/100)	69		59		43
Metrics	2015	2024	2015	2024	2024
Smoking prevalence (% of adults)	--	12.2%	--	13.1%	18.7%
Obesity prevalence (% of adults)	19.4%	28.2%	23.6%	28.0%	37.7%
Access to exercise opportunities (% population having access)	--	95.4%	--	94.7%	63.8%
Healthcare professional shortage areas (Index from 0 to 25)*	13.0	11.0	1.5	2.3	13.0
Preventable hospitalization rate (per 1,000 patients)	--	19.2	--	31.8	28.9
Patient satisfaction	79.0%	79.0%	64.5%	65.3%	69.5%
Policies	Is there a policy?		Is there a policy?		--
State and local smoke-free laws	Yes, State and County Subdivision Policies		Yes, State Policy		--
State and local plans to create age-friendly communities	Yes, State Policy		Yes, State Policy		--
*Severity of clinician shortage; lower values are better.					
†Percent of patients who give area hospitals a rating of 9 or higher out of 10.					
Source: AARP Livability Index 2024					

Local Policies, Planning, and Capacity

■ Town Departments, Boards and Committees

- **Board of Health.** The Select Board appoints five people to the Board of Health. Membership consists of one member from the Select Board, one Nantucket resident, and the remaining three members are preferred to be health care or environmental professionals, or at least local residents. Empowered by G.L. c. 111 and Nantucket bylaws and regulations, the Board of Health oversees a wide range of matters that can potentially affect community health. The Board regulates housing standards, food service establishments, septic systems, fertilizer use, and many other health concerns. The Board of Health can also issue variances on any previously adopted regulations by the Board and fine individuals who violate regulations.³⁵⁶
- **Council for Human Services.** Nantucket established the Council for Human Services in 1987 at the Annual Town Meeting. It consists of nine Nantucket residents appointed by the Select Board. Their primary responsibility is to make recommendations to the Select Board and Town Administration on human services that would best serve Nantucket residents. The Council works closely with the Director of Human Services and conducts studies, holds public hearings to assess the needs for human services, and reviews proposed state and federal legislation that may impact residents.^{357, 358}
- **Contract Review Committee.** The Contract Review Committee is a subcommittee of the Council on Human Services.³⁵⁹ The Committee consists of three at large members, two members from the Council for Human Services, and one member each from the NP&EDC and Finance Committee. The Committee reviews requests

for local health and human service funding and recommends appropriations to the Finance Committee and Select Board annually.³⁶⁰

- **Council on Aging.** Nantucket’s Council on Aging (COA) supports and advocates for the island’s elderly population. The COA also promotes programs that assist seniors, such as the Saltmarsh Senior Center and Nantucket Center for Elder Affairs (NCEA). To inform and support their work, in January 2018, NCEA published *Aging on Nantucket: A community needs assessment*, which investigated the needs and interests of Nantucket’s residents aged 60 and older.³⁶¹ The nine-member COA meets once a month.³⁶²
- **Commission on Disability.** The Nantucket Commission on Disability provides guidance and support for all residents and visitors with disabilities. They offer several resources to people seeking assistance with mobility on the island by coordinating with the state’s Office on Disability. Their other responsibilities include researching local accessibility issues, coordinating programming with other groups concerned with disability access, supporting policymaking, promoting public awareness of disability issues, and ensuring equality for their constituents. The five- to seven-member Commission meets at least six times annually.³⁶³
- **Nantucket Police Department and Crime Prevention.** The total number of arrests and criminal complaints has fluctuated since 2021 but has remained consistently above 500. However, drug arrests and complaints increased to 15 in the 2024 fiscal year from just five in 2021, and arrests and complaints for operating under the influence (OUI) increased from 19 to 56 over the same time span. The Nantucket Police Department responds to similarly increasing trends for both assault and battery and reported family and domestic incidents. There were 132 reports of assault and battery in 2024, up from 20 in 2021. Additionally, the police department responded to 126 family and domestic incidents in 2024, which doubled from 59 incidents in 2021.³⁶⁴ These rising trends in assaults and domestic abuse cases may be a consequence of the higher prevalence of substance abuse, but may also be attributed to improved victim protection programs and reporting systems

■ Our Island Home

Since 2007, the Town has operated Our Island Home (OIH), the island’s only skilled nursing home facility for older residents with underlying chronic medical conditions. It has forty-five beds in primarily semi-private rooms and a few private “special care” rooms.³⁶⁵ As a nursing home, it provides 24-hour supervision and assists residents with daily living activities such as meal preparation, housekeeping, personal hygiene, and more. Additionally, it offers medical and rehabilitation services and is licensed in both Medicaid and Medicare services. Indications from nursing home utilization by the 65-and-over population on Nantucket will soon necessitate the expansion of OIH.³⁶⁶

■ Private Health and Service Institutions

- **Nantucket Cottage Hospital.** The Nantucket Cottage Hospital is a non-profit hospital and member of the Mass General Brigham (MGB) healthcare system. It first began operation in 1911 in its original building on West Chester Street and has undergone several expansions since. In 2019, the hospital expanded at its current campus on Prospect Street. It is the only hospital facility on the island.

As part of the MGB network, Nantucket Hospital can bring MGB physicians to the island to provide specialty consultation and medical services and connect residents to off-island medical services for further treatment.³⁶⁷ In February 2025, however, MGB carried out several layoffs at Nantucket Cottage Hospital as part of an organization-wide “strategic reorganization across all parts of Mass General Brigham” due to

operational and expense inflation, as well as insufficient health insurance reimbursements to cover costs. Another round of layoffs occurred one month later.³⁶⁸

- **The Warming Place.** Located within three different churches, the Warming Place offers year-round daytime and nighttime shelter for Nantucket residents experiencing homelessness. It is expanding its services to include other low-income and housing-insecure residents at risk of losing their housing, offering them practical assistance, support, and resources. In 2023, it sheltered twenty-three individuals ranging in age from 18 to 71. With over fifty volunteers, it served over 1,500 meals and shared 233 grocery assistance cards to those in need.³⁶⁹ As of October 2024, the shelter has registered about forty guests, nearly half Hispanic or Latino. It offers twelve beds and is at full capacity each night.³⁷⁰
- **Fairwinds Therapy.** Nantucket residents suffering from mental illness and substance abuse can seek treatment and resources at Fairwinds Counseling Center. Since its incorporation in 1962, Fairwinds has served over one thousand individuals and families in Nantucket. The organization offers walk-in urgent services and outpatient and in-home therapy, including evaluations, anger management, individual therapy, and family therapy. Fairwinds provided 6,971 hours of therapeutic services in 2019.³⁷¹ This included 1,292 hours of treatment that courts required of patients for driving or operating under the influence (OUI), up from 513 total hours in 2017.³⁷² Fairwinds received over \$2.6 million in the form of grants, used-goods sales, fundraising, and donations that help cover expenses in addition to client fees. It has recently added an Urgent Behavioral Health Center, a Crisis Response system, and telehealth services to expand access to help.³⁷³
- **A Safe Place.** Since 1987, victims and advocates for victims of domestic violence and sexual assault have been able to seek free and confidential help, support, and resources at A Safe Place. It serves people of all ages, genders, sexual orientations, cultures, languages, citizen and non-citizen status, and disabilities. Main programming includes crisis intervention, safety planning, supportive counseling, and case management by domestic violence advocates, rape crisis counselors, social workers, and other mental health professionals.³⁷⁴
- **Nourish Nantucket.** Nourish Nantucket is a local organization that addresses food insecurity on the island by raising awareness, capacity, and funds.³⁷⁵ It operates within the Nantucket Resource Partnership, Inc., and coordinates the efforts of twelve other food service agencies. By fostering collaboration among these groups, Nourish Nantucket helps streamline resources and ensure that families in need have consistent access to healthy food. The twelve agencies under Nourish Nantucket's umbrella are listed below:
 - Nantucket Food Pantry
 - Pip Send It Box Program
 - Food Pantry Meals
 - The Warming Place
 - Fresh Connect
 - Meals on Wheels
 - Nantucket Family Resource Center
 - Sustainable Nantucket Grow Boxes
 - Women, Infants & Children (WIC)
 - WIC Breastfeeding Support
 - Our House
 - SNAP

- **Nantucket Food Pantry.** The Food Assistance Program of the Nantucket Food Fuel & Rental Assistance (NFFRA), or Nantucket Food Pantry, was founded in 1991. Every year, it distributes over 16,000 bags of groceries to approximately 1,700 clients, reaching up to 20,000 bags in years with high demand. The Food Pantry accepts food donations in various ways, one of which is the Share Your Harvest program, which allows home gardeners to donate excess produce. Additionally, they partner with local farms to distribute their eggs, fruits, and vegetables to those in need. They recently expanded food rescue initiatives with local restaurants and real estate brokers to secure additional excess food.³⁷⁶

In addition to the Food Pantry, NFFRA offers rental, fuel, and medical travel assistance to low- and middle-income residents. With financial support from the Nantucket Cottage Hospital, they transport approximately 35 clients each year to receive medical treatment. Additional funding from Elder Services of Cape Cod & the Islands and patients' Medicaid and Medicare assistance also covers some transportation expenses.³⁷⁷ NFFRA is an outreach service of the Nantucket Interfaith Council, an inclusive group of religious organizations and their members.

- **Pip & Anchor.** Pip & Anchor is a local market that assembles weekly boxes of fresh local produce for families in need. They follow a farm-to-market model, sourcing from Nantucket farmers and regional producers to make healthy, seasonal foods more accessible. Along with retail, Pip & Anchor runs community-focused programs such as assembling weekly food boxes for Nourish Nantucket, which are distributed to families experiencing food insecurity. They currently serve 80 families. However, the demand for assistance is even greater, with more than 100 additional families currently on a waitlist.

Appendix

A. Natural Systems Supplement

■ Plant Species of Conservation Concern in Nantucket

Common Name	Scientific Name	MESA Category
Adder's Tongue Fern	<i>Ophioglossum pusillum</i>	Threatened
American Bittersweet	<i>Celastrus scandens</i>	Threatened
American Seablite	<i>Suaeda calceoliformis</i>	Special Concern
American Waterwort	<i>Elatine americana</i>	Endangered
American Peanutgrass	<i>Amphicarpum amphicarpon</i>	Endangered
Bead Pinweed	<i>Lechea pulchella</i> var. <i>moniliformis</i>	Endangered
Bicknell's Hawthorn	<i>Crataegus bicknellii</i>	Endangered
Bristly Foxtail	<i>Setaria parviflora</i>	Special Concern
Broad Tinker's-weed	<i>Triosteum perfoliatum</i>	Endangered
Canadian Sanicle	<i>Sanicula canadensis</i>	Threatened
Commons' Rosette-grass	<i>Dichanthelium commonsianum</i>	Special Concern
Cranefly Orchid	<i>Tipularia discolor</i>	Endangered
Creeping St. John's-wort	<i>Hypericum adpressum</i>	Threatened
Downy Agrimony	<i>Agrimonia pubescens</i>	Threatened
Eastern Prickly Pear	<i>Opuntia humifusa</i>	Endangered
Eastern Silvery Aster	<i>Symphotrichum concolor</i>	Endangered
Eastern Spadefoot	<i>Scaphiopus holbrookii</i>	Threatened
Eastern Whipoor-will	<i>Antrostomus vociferus</i>	Special Concern
Foxtail Clubmoss	<i>Lycopodiella alopecuroides</i>	Endangered
Great Blue Lobelia	<i>Lobelia siphilitica</i>	Endangered
Lesser Snakefoot	<i>Ageratina aromatica</i>	Endangered
Lion's Foot	<i>Nabalus serpentarius</i>	Endangered
Mattamuskeet Rosette-grass	<i>Dichanthelium mattamuskeete</i>	Endangered
Mitchell's Sedge	<i>Carex mitchelliana</i>	Threatened
New England Blazing Star	<i>Liatris novae-angliae</i>	Special Concern
Northern Gama-grass	<i>Tripsacum dactyloides</i>	Endangered
Oysterleaf	<i>Mertensia maritima</i>	Endangered
Papillose Nut Sedge	<i>Scleria pauciflora</i>	Endangered
Plymouth Gentian	<i>Sabatia kennedyana</i>	Special Concern
Purple Cudweed	<i>Gamochaeta purpurea</i>	Endangered

NANTUCKET MASTER PLAN
PART I: INVENTORY AND ASSESSMENT

Common Name	Scientific Name	MESA Category
Purple Milkweed	<i>Asclepias purpurascens</i>	Endangered
Purple Needlegrass	<i>Aristida purpurascens</i>	Threatened
Saltpond Grass	<i>Leptochloa fusca</i> ssp. <i>fascicularis</i>	Threatened
Saltpond Pennywort	<i>Hydrocotyle verticillata</i>	Threatened
Sandplain Gerardia	<i>Agalinis acuta</i>	Endangered
Sea Lyme-grass	<i>Leymus mollis</i>	Endangered
Sea-beach Knotweed	<i>Polygonum glaucum</i>	Special Concern
Seabeach Dock	<i>Rumex pallidus</i>	Threatened
Shore Pygmy-weed	<i>Crassula aquatica</i>	Threatened
Slender Bladderwort	<i>Utricularia subulata</i>	Special Concern
Slender Marsh Pink	<i>Sabatia campanulata</i>	Endangered
St. Andrew's Cross	<i>Hypericum stragulum</i>	Endangered
Swamp Dock	<i>Rumex verticillatus</i>	Threatened
Swamp Oats	<i>Sphenopholis pensylvanica</i>	Threatened
Swamp Smartweed	<i>Persicaria setacea</i>	Threatened
Tall Nut-sedge	<i>Scleria triglomerata</i>	Endangered
Taperleaf Water-horehound	<i>Lycopus rubellus</i>	Endangered
Three-angled Spike-sedge	<i>Eleocharis tricostata</i>	Endangered
Torrey's Beaksedge	<i>Rhynchospora torreyana</i>	Endangered
Two-flowered Rush	<i>Juncus biflorus</i>	Threatened
Walter's Sedge	<i>Carex striata</i>	Endangered
Source: Rare Species Viewer, MassWildlife Natural Heritage & Endangered Species Program, accessed August 2024		

■ **Wildlife Species of Conservation Concern in Nantucket**

Common Name	Scientific Name	MESA Category
American Bittern	<i>Botaurus lentiginosus</i>	Endangered
American Clam Shrimp	<i>Limnadia lenticularis</i>	Special Concern
Arctic Tern	<i>Sterna paradisaea</i>	Special Concern
Barn Owl	<i>Tyto alba</i>	Special Concern
Barrens Dagger Moth	<i>Acronicta albarufa</i>	Threatened
Buck Moth	<i>Hemileuca maia</i>	Special Concern
Chain Dot Geometer	<i>Cingilia catenaria</i>	Special Concern
Chain Fern Borer	<i>Papaipema stenocelis</i>	Threatened
Claybank Tiger Beetle	<i>Cicindela limbalis</i>	Threatened
Coastal Heathland Cutworm	<i>Abagrotis benjamini</i>	Special Concern
Common Gallinule	<i>Gallinula galeata</i>	Special Concern
Common Tern	<i>Sterna hirundo</i>	Special Concern
Drunk Apamea	<i>Apamea inebriata</i>	Special Concern
Dune Sympistis	<i>Sympistis riparia</i>	Special Concern
Eastern Box Turtle	<i>Terrapene carolina</i>	Special Concern
Grasshopper Sparrow	<i>Ammodramus savannarum</i>	Threatened
Heath Metarranthis	<i>Metarranthis pilosaria</i>	Special Concern
Herodias Underwing Moth	<i>Catocala herodias</i>	Special Concern
Least Tern	<i>Sternula antillarum</i>	Special Concern
Long-eared Owl	<i>Asio otus</i>	Special Concern
Melsheimer's Sack Bearer	<i>Cicinnus melsheimeri</i>	Threatened
Northern Brocade Moth	<i>Neoligia semicana</i>	Special Concern
Northern Harrier	<i>Circus hudsonius</i>	Threatened
Northern Long-eared Bat	<i>Myotis septentrionalis</i>	Endangered
Northern Parula	<i>Setophaga americana</i>	Threatened
Pied-billed Grebe	<i>Podilymbus podiceps</i>	Endangered
Pine Barrens Zale	<i>Zale lunifera</i>	Special Concern
Pink Sallow Moth	<i>Psectraglaea carnosus</i>	Special Concern
Piping Plover	<i>Charadrius melodus</i>	Threatened
Pitcher Plant Borer	<i>Papaipema appassionate</i>	Threatened
Purple Tiger Beetle	<i>Cicindela purpurea</i>	Special Concern
Roseate Tern	<i>Sterna dougallii</i>	Endangered

NANTUCKET MASTER PLAN
 PART I: INVENTORY AND ASSESSMENT

Common Name	Scientific Name	MESA Category
Sandplain Heterocampa	<i>Heterocampa varia</i>	Threatened
Scrub Euchlaena	<i>Euchlaena madusaria</i>	Special Concern
Short-eared Owl	<i>Asio flammeus</i>	Endangered
Southern Ptichodis	<i>Ptichodis bistrigata</i>	Threatened
Spartina Borer Moth	<i>Photodes inops</i>	Special Concern
Twelve-spotted Tiger Beetle	<i>Cicindela duodecimguttat</i>	Special Concern
Upland Sandpiper	<i>Bartramia longicauda</i>	Endangered
Water-willow Stem Borer	<i>Papaipema sulphurata</i>	Threatened
Waxed Sallow Moth	<i>Chaetagnaea cerata</i>	Special Concern
Source: Rare Species Viewer, MassWildlife Natural Heritage & Endangered Species Program, accessed August 2024		

■ Greenhouse Gas (GHG) Inventory, 2020, Nantucket

Sector	Subsector	Source	% of Total	Carbon Dioxide Equivalent Emissions (MT CO ₂ e)	
Stationary Energy	Residential Buildings	Electricity	17.6%	25,787	
		Electricity T&D Losses	0.8%	1,249	
		Propane	20.8%	30,528	
		Fuel Oil	6.9%	10,240	
		Natural Gas	0	0	
		Natural Gas Dist. Losses	0	0	
		Subtotal	46.1%	67,804	
	Commercial and Industrial Buildings and Manufacturing Industries	Electricity	8.8%	12,987	
		Electricity T&D Losses	0.4%	634	
		Propane	0.2%	306	
		Fuel Oil	3.7%	5,488	
		Natural Gas	0	0	
		Natural Gas Dist. Losses	0	0	
		Off-road (Various Fuels)	5.8%	8,480	
		Subtotal	18.9%	27,896	
	Municipal Buildings				4,830
		Subtotal	3.3%	4,830	
<i>Sector Total</i>			<i>68.7%</i>	<i>100,530</i>	
Transportation	Municipal Vehicles		0.9%	1,260	
	Commercial Vehicles		2.9%	4,321	
	On-road Buses and Trolleys		0.5%	702	
	Passenger vehicles		22.7%	33,244	
	<i>Sector Total</i>		<i>27.1%</i>	<i>39,527</i>	
Waste	Solid Waste Composting		2.9%	4,386	
	Waste Water Treatment		1.3%	1,871	
	<i>Sector Total</i>		<i>4.2%</i>	<i>6,257</i>	
<i>Total</i>				<i>146,314</i>	

Source: Worcester Polytechnic Institute, Nantucket Energy Office, Updating Nantucket's GHG Inventory.

B. Built Systems Supplement

■ Expenditures for Facilities & Services, 2019-2023

	FY2019	FY2020	FY2021	FY2022	FY2023
General Government	\$8,470,540	\$8,441,777	\$9,050,371	\$8,823,385	\$11,050,628
Police	\$6,386,863	\$6,729,506	\$6,565,962	\$5,791,003	\$6,046,811
Fire	\$2,772,179	\$3,197,995	\$2,815,002	\$3,233,155	\$3,554,597
Other Public Safety	\$2,728,563	\$2,184,130	\$2,503,791	\$2,686,916	\$2,786,197
Education	\$29,055,253	\$29,804,054	\$30,987,594	\$32,839,003	\$34,049,253
Public Works	\$3,594,000	\$3,579,154	\$3,621,477	\$3,415,737	\$3,763,927
Human Services	\$655,277	\$872,148	\$993,623	\$1,146,793	\$1,718,527
Culture and Recreation	\$1,125,307	\$1,136,854	\$1,080,292	\$2,058,026	\$2,663,800
Fixed Costs	\$5,993,426	\$6,377,006	\$7,369,132	\$21,144,086	\$8,454,386
Intergovernmental Assessments	\$734,866	\$683,316	\$1,169,441	\$1,134,185	\$1,344,286
Other Expenditures	\$0	\$0	\$0	\$35,674	\$456,649
Debt Service	\$7,028,654	\$8,926,525	\$9,189,941	\$9,698,130	\$11,282,200
Total Expenditures	\$68,544,928	\$71,932,465	\$75,346,626	\$92,006,0093	\$87,171,261

Source: Massachusetts Department of Revenue Division of Local Services,
https://dls.gateway.dor.state.ma.us/reports/rdPage.aspx?rdReport=ScheduleA.GenFund_MAIN.

■ Revenue Sources for Facilities & Services, 2019-2023

	FY2019	FY2020	FY2021	FY2022	FY2023
Tax Revenue	\$88,959,978	\$92,460,324	\$102,158,303	\$114,740,964	\$121,496,566
State Revenue	\$3,848,351	\$3,930,390	\$3,924,109	\$3,944,391	\$4,424,675
Federal Revenue	\$0	\$0	\$4,254	\$0	\$0
Service Charges	\$2,082,114	\$1,545,708	\$1,853,473	\$1,809,577	\$1,914,867
Licenses and Permits	\$1,649,134	\$1,324,373	\$1,776,664	\$2,026,549	\$1,989,010
Special Assessments	\$0	\$0	\$63,867	\$74,526	\$77,551
Fines and Forfeitures	\$362,362	\$284,336	\$281,461	\$406,006	\$420,724
Miscellaneous	\$716,078	\$1,322,828	\$822,195	\$1,477,437	\$2,776,060
Other Sources	\$616,300	\$616,300	\$616,300	\$467,300	\$500,300
Transfers	\$0	\$61,909	\$113,464	\$0	\$0
Total Revenues	\$98,234,317	\$101,546,168	\$111,614,090	\$124,946,750	\$133,599,753

Source: Massachusetts Department of Revenue Division of Local Services,
https://dls.gateway.dor.state.ma.us/reports/rdPage.aspx?rdReport=ScheduleA.GenFund_MAIN.

■ **Town Boards, Commissions, and Committees and Relationship to Master Plan Content Areas**

Entity	Master Plan Content Area
Town Boards	
Board of Health	Chapter: Community Health
Harbor & Shellfish Advisory Board	Chapter: Natural Resources, Open Space, & Recreation
Planning Board	Chapter: Public Services and Facilities; Land Use
Select Board	Chapter: Public Services and Facilities; Land Use
Steamship Governing Board	Chapter: Traffic and Circulation
Zoning Board of Appeals	Chapter: Public Services and Facilities; Land Use
Commissions	
Agricultural Commission	Chapter: Natural Resources, Open Space, & Recreation
Airport Commission	Chapter: Traffic and Circulation
Cemetery Commission	Chapter: Public Services and Facilities
Certified Local Government Commission	Chapter: Historic and Cultural Resources
Conservation Commission	Chapter: Natural Resources, Open Space, & Recreation; Land Use
Commission on Disability	Chapter: Community Health
County Commission	Chapter: Public Services and Facilities
Historic District Commission	Chapter: Historic and Cultural Resources; Land Use
Nantucket Historical Commission	Chapter: Historic and Cultural Resources; Land Use
Nantucket Planning & Economic Development Commission	Chapter: Public Services and Facilities; Land Use
Parks & Recreation Commission	Chapter: Chapter: Natural Resources, Open Space, & Recreation; Land Use
Sewer Commission	Chapter: Public Services and Facilities
Water Commission	Chapter: Public Services and Facilities
Committees	
Abatement Advisory Committee	Chapter: Public Services and Facilities
Advisory Committee of Non-Voting Tax Payers	Chapter: Public Services and Facilities
Audit Committee	Chapter: Public Services and Facilities
Bicycle & Pedestrian Advisory Committee	Chapter: Traffic and Circulation
Cable Access Advisory Committee	Chapter: Public Services and Facilities
Cannabis Advisory Committee	Chapter: Economic Development
Capital Program Committee	Chapter: Public Services and Facilities
Coastal Resilience Advisory Committee	Chapter: Sustainability

Entity	Master Plan Content Area
Community Preservation Committee	Chapter: Historic and Cultural Resources; Land Use
Health and Human Services Contract Review Committee	Chapter: Community Health
Finance Committee	Chapter: Public Services and Facilities
Nantucket and Madaket Harbors Action Plan Update Committee	Chapter: Natural Resources, Open Space, & Recreation
Real Estate Assessment Committee	Chapter: Land Use
Roads and Right of Way Committee	Chapter: Traffic and Circulation
Scholarship Committee	Chapter: Public Services and Facilities
Town Council Study Committee	Chapter: Public Services and Facilities
Tree Advisory Committee	Chapter: Public Services and Facilities
Visitor Services Advisory Committee	Chapter: Public Services and Facilities
Councils	
Council on Aging	Chapter: Community Health; Public Services and Facilities
Council for Human Services	Chapter: Community Health; Public Services and Facilities
Cultural Council	Chapter: Public Services and Facilities
Sign Advisory Council	Chapter: Land Use
Steamship Authority Port Council	Chapter: Traffic and Circulation

C. Area Plan Recommendations

Natural Systems

■ Natural Resources and Open Space

2024 Monomoy	<p>Existing Conditions:</p> <ul style="list-style-type: none"> • A sanctuary for protected wetlands and wildlife, with residents committed to act as responsible stewards of the environment <p>Recommendations:</p> <ul style="list-style-type: none"> • Undertake a biological field survey of endangered flora and fauna in Monomoy • Support community-wide efforts to reduce runoff and erosion • Provide education and outreach on the value of the Dark Skies initiative • Manage trash on Monomoy’s beaches • Explore opportunities to increase access to kayak and dinghy storage • Support the prohibition of private piers and docks • Protection of current open space through changes in zoning, formal designation of open space for open space purposes, and through the use of conservation restrictions • Define and maintain public rights of way to water and beach so children and older citizens can navigate paths • Passage and enforcement of appropriate measures to ensure the quality of harbor waters and supports enforcement of restrictions on use of fertilizers, pesticides, and herbicides • Support strict adherence to the Nantucket Beach Management Plan for protecting dunes and beach areas • Support town contracting a concessionaire for breakfast and lunch at Children’s Beach • Increased law enforcement presence during events • Enforcement of existing leash laws
2025 Town	<p>Existing Conditions:</p> <ul style="list-style-type: none"> • Recognize and value the natural and cultural resources in relationship with their settings <p>Recommendations:</p> <ul style="list-style-type: none"> • Support wetland protections and encourage enforcement of state regulations for the sake of environmental and community health • Support maintenance and upkeep of all open space and recreation areas • Support education in Nantucket-compliant application methods for fertilizer • Encourage native and diverse plantings
2021 Sconset	<p>Recommendations:</p> <ul style="list-style-type: none"> • Support research, engagement, and collaboration by public and private mutually beneficial partnerships to study erosion and its impact on public beach access, utilities, neighborhood homes, and Sankaty Head Lighthouse • Support town arborist work to evaluate and ensure health and expansion of historic tree canopy • Protection of quality and quantity of water in the aquifer and Tom Nevers Pond • Promote organic lawn practices to eliminate chemical runoff into the aquifer • Encourage use of conservation restrictions and other tools where applicable as a means to conserve open land and provide recreational use • Support recreational walking trails and development of additional walking trails • Support island conservation groups to continue to maintain deeded conservation properties • Preserve beach from erosion and ensure pedestrian accessibility • Provide easements or deeds of beach property to town and non-profit conservation organizations

<p style="writing-mode: vertical-rl; transform: rotate(180deg);">2014 Naushop</p>	<p>Existing Conditions:</p> <ul style="list-style-type: none"> • Little open space, with no conservation land or wetland areas that could be considered natural resources • Surrounding open space and natural areas benefit residents and businesses in the area <p>Recommendations:</p> <ul style="list-style-type: none"> • Support implementation of appropriate measures to preserve open space, while mitigating the impact of heavy commercial and residential use • Support creation of meaningful open/green space in future residential and commercial development • Enhance bike paths and provide lighting • Bike path rumble strips before intersections to improve safety • Install water fountains along bike paths • Expand walking paths to create pedestrian connections to adjacent open space
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">2014 Surfside</p>	<p>Recommendations:</p> <ul style="list-style-type: none"> • Preserve rural, natural character of area and maintain dirt roads • Support preservation to maintain open land and any Native American habitats • Set maximum height for structures to preserve rural character and sense of open space, sited within a prescribed distance from the coastal dune. • Support establishing a perimeter beachfront zoning district along the shoreline to preserve scenic ocean views and public access to open space in the Surfside area. • Support Land Bank acquisitions for open space and beach access • Support use of conservation restrictions and use of other conservation tools to preserve open space • Support strict adherence to Nantucket Beach Management Plan for protecting dunes and beach areas • Town-owned land along former railroad to become green belt • Regular maintenance for Surfside Beach concession stand and bathrooms • Installation and maintenance of signage indicating access ways and any restrictions on beach usage • Support enforcement of existing leash laws • Support controlled vehicular access in conjunction with the Beach Management Plan • Continuing education effort to encourage removal of all trash and litter from beaches
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">2013 Brant Point</p>	<p>Existing Conditions:</p> <ul style="list-style-type: none"> • Brant Point is home to some of the most popular and family-friendly beaches on the island • Brant Point has significant wetlands and conservation properties <p>Recommendations:</p> <ul style="list-style-type: none"> • Support efforts to maintain and preserve the dune and beach areas with the imposition and enforcement of appropriate rules and regulations • Support use of Jetties Beach and Children’s Beach for island-wise events and activities • Support continued efforts to minimize any negative impact from such events and activities on surrounding residential neighborhood

2008 Greater Tom Nevers	<p>Existing Conditions:</p> <ul style="list-style-type: none"> • Characterized by its naturalistic setting, with dense foliage, wildlife, open grasslands with geologic features, rare plant species, and vast open beaches • Home to one of the Island’s largest recreational areas–Tom Nevers Field • Nantucket Conservation Foundation and Nantucket Land Bank own vast tracts of land which contribute greatly to the sense of open space and natural vegetation. <p>Recommendations:</p> <ul style="list-style-type: none"> • Support maintenance of use paths–walking, horse, and bike–to ensure public access to natural resource areas. • Support long-range planning for the Tom Nevers Field • Encourage deer hunting, where permitted, to reduce the size of the herd in the area • Develop a long-range plan for improvements at Tom Nevers Field that retains the family-oriented focus on passive recreation • Parks and Recreation Commission should continue to limit the number of large events permitted at the Field so that use by the general public is not curtailed and the nearby residents are not disturbed • Install removable steps at Tom Nevers Field to provide safer and easier access to the beach and to avoid further breakdown of the banks by pedestrian traffic
2004 Madaket	<p>Recommendations:</p> <ul style="list-style-type: none"> • Improvement of water quality of Long Pond, Hither Creek, and Market Harbor • Identify and secure access to beaches and waterfront for public use • Maintain public access at Eel Point • Rezone current conservation areas or open space from existing residential zoning to open space zoning
2003 Mid Island	<p>Recommendations:</p> <ul style="list-style-type: none"> • Establish small pocket parks
<p>*All current NPEDC Area Plans can be found at https://portal.laserfiche.com/Portal/Browse.aspx?id=122939&repo=r-ec7bdbfe. The table above is a summary of area plan contents as related to Master Plan chapter element. For every recommendation and implementation status, see Appendix X.</p>	

■ Sustainability

2025 Town	<p>Recommendations</p> <ul style="list-style-type: none"> Encourage a study of the impact of climate change and rising seas upon the lands, water supply, wetlands, and ponds, groundwater, and stormwater management within the Town Area Plan.
2024 Monomoy	<p>Recommendations</p> <ul style="list-style-type: none"> Support Nantucket’s Coastal Resilience Plan, including recommendations that address The Creeks and nature-based approaches to improve flood resilience and stormwater management Strive to achieve Net Zero status for Monomoy Support community-wide efforts to reduce runoff and erosion
2021 Sconset	<p>Recommendations</p> <ul style="list-style-type: none"> Support research, engagement and collaboration by public and private mutually beneficial partnerships to study erosion and its impact on public beach access, utilities, neighborhood homes and the Sankaty Head Lighthouse Support organizations, including the Siasconset Beach Preservation Fund, the Nantucket Coastal Resilience Plan and Envision Resilience, that are addressing the threats of erosion and coastal disruption on ‘Sconset’s eastern and southern border from Hoicks Hollow to Tom Nevers Pond.
<p>*All current NPEDC Area Plans can be found at https://portal.laserfiche.com/Portal/Browse.aspx?id=122939&repo=r-ec7bdbfe. The table above is a summary of area plan contents as related to Master Plan chapter element. For every recommendation and implementation status, see Appendix X.</p>	

Built Systems

■ Land Use

2025 Town	<p>Existing Conditions:</p> <ul style="list-style-type: none"> ● Maintain a balance of vitality and protection of historic resources <p>Recommendations:</p> <ul style="list-style-type: none"> ● Support planned analysis and re-designation of Town properties to achieve neighborhood consistency in zoning ● Much of the Town built out to capacity, but interest in Wilkes Square/Harbor Place as a commercial and residential opportunity paired with open space and waterfront amenities ● Support prohibition on new pools and consistent height restrictions in all historic neighborhoods ● Support zoning changes that would allow special permits for appropriate commercial enterprises that support vibrancy and livability for residents <p>Does not support side additions to historic houses and supports amendment of HDC rules to provide consistent guidance</p>
2024 Monomoy	<p>Existing Conditions:</p> <ul style="list-style-type: none"> ● Desire to preserve Monomoy's low-density, low-impact, exclusively residential community character <p>Recommendations:</p> <ul style="list-style-type: none"> ● Explore opportunities to preserve and expand conservation land within Monomoy ● Resolve non-conforming commercial uses ● Oppose purely commercial short-term rentals
2021 Sconset	<p>Existing Conditions:</p> <ul style="list-style-type: none"> ● 'Sconset is a unique neighborhood and historic village of Nantucket <p>Recommendations:</p> <ul style="list-style-type: none"> ● Explore additional ways to strengthen this essential commercial core of the village by encouraging owners to ensure through deeds, easements, restrictions, or bequests that buildings keep their commercial status ● Height restrictions in zoning guidelines depending on density and neighborhood architectural characteristics ● Include swimming pools in ground cover calculations for all zones ● Support Town Overlay District for denser built portions of 'Sconset and Country Overlay District for other areas

<p style="writing-mode: vertical-rl; transform: rotate(180deg);">2014 Naushop</p>	<p>Existing Conditions:</p> <ul style="list-style-type: none"> ● Naushop is a highly visible area comprised of about 95 acres of land ● Contains the main roadway and commercial corridor to the Nantucket Memorial Airport <p>Recommendations:</p> <ul style="list-style-type: none"> ● All future development/redevelopment should be guided by the framework of the plan and formally implemented through changes to local zoning bylaws ● Rezone to create an orderly and attractive land use using commercial development criteria to mitigate impacts of residential neighborhoods ● Focus on commercial development that serves surrounding neighborhoods ● Enhance protection of adjacent residential areas ● Provide appropriate transitions and buffers between different land uses ● Develop an overall maximum density and future development capacity for the area
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">2014 Surfside</p>	<p>Existing Conditions:</p> <ul style="list-style-type: none"> ● Surfside is a complex section of the island with three separate, distinct, and highly diverse sub-areas—South Shore Road, near the Airport, and the beachfront ● Surfside Area to remain residential in character with no commercial zoning district <p>Recommendations:</p> <ul style="list-style-type: none"> ● Establish zoning specific to the Surfside Area ● Establish a perimeter beachfront zoning district with maximum height restrictions and increased ground cover for single-story construction ● Reduce ground cover allowances ● Assess the status of all paper roads ● Mark all beach access points ● Encourage property owners to use existing roadways to access properties and not open new paper roads
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">2013 Brant Point</p>	<p>Existing Conditions:</p> <ul style="list-style-type: none"> ● Desire to maintain a residential character throughout most of the area but to allow for specific commercial uses in appropriate locations ● Belief that zoning changes are necessary to sustain and preserve the character of the historic neighborhood and be consistent with planning goals for the Town <p>Recommendations:</p> <ul style="list-style-type: none"> ● HDC consider maintaining existing character and scale of smaller summer cottages on interior of Brant Point when reviewing new construction and changes to existing structures; HDC mindful of first floor height requirement of residential structures be above the floodplain ● Assess status of all paper roads

<p style="writing-mode: vertical-rl; transform: rotate(180deg);">2008 The Greater Tom Nevers</p>	<p>Existing Conditions</p> <ul style="list-style-type: none"> ● A unique, family-oriented countryside preserve away from the hustle and bustle of other parts of the island ● The overwhelming desire of the residents of the Greater Tom Nevers area is to keep the area as it is now. Therefore, no immediate actions should be taken that would cause major changes to the area at this time ● Leased to the US Navy during WWII ● No significant real estate development until early 1970s <p>Recommendations:</p> <ul style="list-style-type: none"> ● Support management of paper roads to ensure public access to beaches and fire protection
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">2004 Madaket</p>	<p>Recommendations:</p> <ul style="list-style-type: none"> ● Rezone where appropriate
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">2003 Mid Island</p>	<p>Existing Conditions</p> <ul style="list-style-type: none"> ● RC zoning has failed to create the kind of unified center that the historic Downtown of Nantucket represents, especially the shared parking and pedestrian theme ● Disjointed Mid-Island area that is largely influenced and controlled by the automobile ● Price of land lower than Downtown, making it desirable for mixed-use development <p>Recommendations:</p> <ul style="list-style-type: none"> ● Support infill with established design guidelines ● Place new buildings at the street line to give a "street presence" to buildings ● Shared parking and access at the rear of buildings ● Position open space as gathering places for social interaction or practical uses integrated into daily movement ● Encourage affordable housing in all buildings by providing incentives ● Establish an "institutional" zoning district or overlay for hospital, schools, and BGC ● Establish a program of planting trees or installing fences on vacant lots until development
<p>*All current NPEDC Area Plans can be found at https://portal.laserfiche.com/Portal/Browse.aspx?id=122939&repo=r-ec7bdbfe. The table above is a summary of area plan contents as related to Master Plan chapter element. For every recommendation and implantation status, see Appendix X.</p>	

■ **Transportation**

2024 Monomoy	<p>Recommendations</p> <ul style="list-style-type: none"> ● Promote better safety and slower travel speeds on Monomoy Road
2025 Town	<p>Existing Conditions:</p> <ul style="list-style-type: none"> ● The Town area’s major roadways provide access to the Island’s two ferry terminals <p>Recommendations:</p> <ul style="list-style-type: none"> ● Support a planning study on Gardner Street ● Address the need to enhance supply of parking spaces and limit demand for parking ● Support improvements to the road networks, sidewalk and pedestrian safety, parking, public transportation, and other congestion issue ● Do not support a parking structure located in Harbor Place ● Support fare-free WAVE buses supported by paid parking scheme and encourage bicycle use ● Support frequent shuttle from ferry terminal to public transportation center ● Support ideas that can reduce the use of private cars ● Do not support congestion charges nor limitations on private-car ownership ● Importance of residential parking district ● Preserve historic curbs when undertaking repair or road construction ● Support paid parking structures on Washington or Silver Street lots and behind 4 Fairgrounds Road. ● Support expansion of current residential parking district to coincide with the boundaries of the Town area and consider additional fee for non-residential unrestricted parking in this District ● Support installation of shuttle bus-stop shelter at remote parking lots
2021 Sconset	<p>Recommendations:</p> <ul style="list-style-type: none"> ● Traffic study to analyze and recommend effective speed limits and circulation patterns ● Further subdivision development must be evaluated in connection with traffic congestion ● Improve police enforcement activities and use of bike safety officers ● Support ongoing commitment of Town to year-round NRTA bus services ● Pursue ongoing parking options for visitors to the commercial district during summer and shoulder seasons ● Support extension of the bike paths or bike lanes ● Importance of town ordinances on hedge heights and other potential obstructions that interfere with clear visibility or safety and support enforcement by the Town

<p style="writing-mode: vertical-rl; transform: rotate(180deg);">2014 Naushop</p>	<p>Existing Conditions:</p> <ul style="list-style-type: none"> ● Issues include excessive speed, traffic, and obstructed sight lines due to overgrowth and activity on bike path <p>Recommendations:</p> <ul style="list-style-type: none"> ● Removal of plantings that impede sight lines at intersections ● Review of bike path along Old South Road to possible straighten out the route to eliminate bends that make it difficult for vehicles and bikes to see each other ● Maintenance of drainage systems, sight lines, road markings, and signage at bike path and pedestrian crossings ● Speed mitigation measures ● Enhancement of street lighting to increase safety ● Multi-use path along Old South Road ● Pave Lovers Lane ● Increase public transit service ● Private commercial property owners provide pedestrian infrastructure within developments
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">2014 Surfside</p>	<p>Recommendations:</p> <ul style="list-style-type: none"> ● Support Town acquiring traveled ways used extensively by the public for airport access and beyond ● Improve routes to increase visibility of heavily trafficked routes ● NRTA expand shuttle service ● Improvements to Surfside Public Beach Parking lot ● Install child safety signage and impose appropriate speed limits ● Support bike path to Airport ● Existing rural roads remain rural in character ● Installation of stop signs as necessary ● Extinguish unused paper roads where practical ● Maintenance of existing walking paths to beach access points ● Proper maintenance of all public roads, bike paths, drainage, sight lines, and markings
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">2013 Brant Point</p>	<p>Existing Conditions:</p> <ul style="list-style-type: none"> ● Majority of roadways paved, but several circulation issues including parking on streets, excessive speed, and obstructed sight lines due to vegetation overgrowth <p>Recommendations:</p> <ul style="list-style-type: none"> ● Enforcement and removal of plantings that property owners have allowed to impede sight lines ● Speed mitigation measures ● Enhance street lighting ● Maintain dirt roads currently used for emergency vehicular access
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">2008 Greater Tom Nevers</p>	<p>Recommendations:</p> <ul style="list-style-type: none"> ● Concern over traffic during the warm weather months and aircraft noise brought to Noise Advisory Committee of the Airport Commission ● Support for bike paths ● Support for public transit via bus

2004 Madaket	<p>Recommendations:</p> <ul style="list-style-type: none"> ● Alternative access route to Madaket via Eel Point Road and Warren’s Landing Road for emergency use ● Preservation of existing narrow roads and lanes that meander through the moors and down to the water, and protect them from urbanization efforts ● Support public transportation, and suggest NRTA extend the bus schedule
2003 Mid Island	<p>Existing Conditions:</p> <ul style="list-style-type: none"> ● Mid-Island often called the “Crossroads of Nantucket” ● Automobile dependence, pedestrian systems disjointed at best ● Parking disjointed, offered on a property-by-property basis, leading to inefficient development patterns, multiple curb cuts along busy roads, isolated buildings, and an unfriendly pedestrian environment ● Desire to enhance traffic flow, reduce conflicts between motor vehicles, pedestrians, and bicyclists, increase safety, enhance emergency access, and make the Mid-Island more pedestrian-friendly <p>Recommendations</p> <ul style="list-style-type: none"> ● Re-examine street directional patterns ● Fix key intersections to deal with congestion and enhance traffic flow and safety ● Create on-street and common parking ● Create pedestrian systems and connections ● Accommodate bicycles and create bike paths ● Enhance and expand NRTA service ● Establish short and long-range capital program to update existing sidewalks and install new ● Integrate sidewalks and streetscape amenities ● Provide green spaces at key locations ● Make sight line adjustments
<p>*All current NPEDC Area Plans can be found at https://portal.laserfiche.com/Portal/Browse.aspx?id=122939&repo=r-ec7bdbfe. The table above is a summary of area plan contents as related to Master Plan chapter element. For every recommendation and implementation status, see Appendix X.</p>	

Community Systems

■ Historic & Cultural Resources

2025 Town	<p>Existing Conditions:</p> <ul style="list-style-type: none"> The Nantucket Town Area is at the heart of Nantucket’s cultural and historic district, home to churches, hotels, museums, parks and recreational areas, restaurants, and a number of convenience stores, encompassing Nantucket’s cultural district <p>Recommendations:</p> <ul style="list-style-type: none"> Develop, enhance, and maintain access by addressing pedestrian sidewalk use, signage/wayfinding, electric and cable lines (place underground), noise abatement, and traffic (protect historic resources from weight and vibration of heavy trucks) Encourage and support the funding and creation of an HDC Manager and reorganization within PLUS to have support staff dedicated to the operations of the HDC. Encourage and support a new area plan for the Commercial Downtown Provide education and outreach on the value of the Dark Skies Initiative Bylaw and encourage enforcement Encourage and support the ongoing architectural and historical survey and its funding of historic structures
2021 Sconset	<p>Existing Conditions:</p> <ul style="list-style-type: none"> Primary goal to preserve the rich architectural heritage and character of ‘Sconset for future generations, including keeping a vital village center and being a steward of the many valuable cultural and natural resources that enhance the communal life of residents <p>Recommendations:</p> <ul style="list-style-type: none"> Support cultural institutions in their community involvement and sense of community characteristics Encourage clubs, association, and the chapel to continue time-honored outreach to the island community through direct funding, volunteering, and hosting events supporting local charities, families, and individuals in need Continued support of the ‘Sconset Trust to list and secure historic preservation restrictions on historic homes and structures Encourages maintenance of well-known sites in the Village such as the rotary, pump square, the foot bridge, and the post office. Support the efforts of the ‘Sconset Trust to protect and preserve Sankaty Head Lighthouse, along with ongoing use of the property for educational and passive recreational purposes on the open land associated with the lighthouse station. Sankaty Lighthouse and its surrounding land is a premier historical and park-like maritime setting welcoming all visitors and promoting the mission of the ‘Sconset Trust. Appreciate the work of the Town of Nantucket arborist in evaluating and ensuring the health and expansion of the historic tree canopy on Main Street as well as other specimen trees on public land in the village.
2014 Naushop	<p>Existing Conditions:</p> <ul style="list-style-type: none"> No historic context or historically significant structures located within Mid-Island area that could be considered as cultural resources
2014 Surfside	<p>Existing Conditions:</p> <ul style="list-style-type: none"> Surfside beaches historically important to earliest inhabitants of the island as lookouts for whale hunting and ship rescues As whaling declined, beach attracted tourists <p>Recommendations:</p> <ul style="list-style-type: none"> Support preserving the rural, natural character of the Surfside area and the importance of maintaining dirt roads as opposed to unnecessary paving of these roads.

	<ul style="list-style-type: none"> Support the preservation efforts to maintain open land in the Surfside area and any Native American habitats either existing or still unknown in the area, particularly where artifacts have been discovered, such as the Native American cemetery on the Housing Authority property along Surfside Road as well as the large deposit of Native American artifacts found at Sherburne Commons
2013 Brant Point	<p>Existing Conditions:</p> <ul style="list-style-type: none"> Brant Point is largely comprised of seasonal housing with very few year-round residents Primarily cottage style single dwelling units in interior and large summer beach homes along outer harbor Brant Point is home to one of Nantucket most iconic landmarks, the Brant Point Lighthouse as well as other historic resources <p>Recommendations:</p> <ul style="list-style-type: none"> Support private property owners' effort to preserve their historic structures HDC thoroughly consider existing historic character of Brant Point when reviewing proposed alterations to existing structures or proposed new construction as well as maintaining the scale of the larger structures along the water and smaller cottage clusters in the interior Preservation of existing historic views of the harbor and current access points to beaches Support private property owners' efforts to keep vegetation low along waterfront streets so the public may continue to enjoy the views of the harbor Support the use of Jetties Beach and Children's Beach for island-wide events and activities and endorse continued efforts to minimize any negative impact from these events and activities on the surrounding residential neighborhood
2008 The Greater Tom Nevers	<p>Existing Conditions:</p> <ul style="list-style-type: none"> Historically home to Sachem Wanackmamack and the Island's Wampanoag Indian leadership and, because of its uncommonly fertile soil, fresh water springs and ponds, view of the rising and setting sun, and abundance of sea and shorebird life, was the last area of the Island to be surrendered-for-sale by the native population to English settlers in 1741 No historic structures exist in the Greater Tom Nevers Area. And no archeological traces remain of the once great Sachem Wanackmamack. A shallow, overgrown gully is the only reminder that the Nantucket Railroad once crossed over our lands.
2004 Madaket	None
2003 Mid Island	<p>Recommendations:</p> <ul style="list-style-type: none"> Create a sense of arrival and a pedestrian focus through public amenities
<p>*All current Area Plans can be found at https://portal.laserfiche.com/Portal/Browse.aspx?id=122939&repo=r-ec7bdbfe. The table above is a summary of area plan contents as related to Master Plan chapter element. For every recommendation and a status on its implementation, see Appendix X.</p>	

■ Economic Development

2025 Town	<p>Recommendations:</p> <ul style="list-style-type: none"> • Encourage year-round services • Support study of investor-owned properties that may diminish quality of life and historic feel of Town Area • Encourage the expansion and stabilization of the local economic base and promotion of employment opportunities • Assistance via Town resources needed to support the creation of rental space in homes in the Town Area, such as providing potential landlords with legal advice, tax incentives, and financial assistance • Need robust and reliable wi-fi, more restaurants open year-round, comprehensive health care, more commercial flights during the winter months, high quality education and day care, consistent and quick responses to address quality of life issues like road repair, more parking enforcement, better and safer bike paths and bike storage, and affordable housing (for themselves and for employees) • Better business conditions for businesses that stay open year-round • Address year-round transportation needs, perhaps a hub and wheel approach to routes rather than loop system
2024 Monomoy	<p>Existing conditions:</p> <ul style="list-style-type: none"> • In addition to commercial shellfishing, recreational shellfishing has played an important role in shaping Nantucket’s economic and cultural history, and Monomoy has been a key location for these activities. • The Creeks in Monomoy provide extraordinary ecological and economic value.
2021 Sconset	<p>Existing Conditions:</p> <ul style="list-style-type: none"> • Do not foresee need for additional commercial development • Recommendations: • Support protection of existing commercial businesses and encourage individual commercial property owners to work with the ‘Sconset Trust to assure similar future use following changes in ownership • Support food trucks, produce trucks, and thrift shop operations that add valuable seasonal services to the village without requiring fixed commercial space
2014 Naushop	<p>Existing Conditions:</p> <ul style="list-style-type: none"> • Historic pattern of commercial development has been inconsistent as to scope, size, and location • Goal to not unduly restrict larger commercial tracts but to provide guidance to permit granting authorities and standards to mitigate impacts on residential neighborhoods <p>Recommendations:</p> <ul style="list-style-type: none"> • Zoning changes should promote orderly commercial development while minimizing impact on surrounding residential neighborhoods • Assess scale of commercial developments for their impact on carrying capacity of roadways
2014 Surfside	<p>Recommendations:</p> <ul style="list-style-type: none"> • Surfside to remain residential in character and no commercial district be imposed other than those otherwise permitted, such as home or cottage industries
2013 Brant Point	<p>Recommendations:</p> <ul style="list-style-type: none"> • Create zoning that better defines and preserves commercial areas that reflect existing commercial uses • Discourage the following commercial uses as primary uses: take-out food establishment, tavern/bar, formula business take-out food establishment, formula business tavern/bar, laundromat or dry cleaning establishment, arcade, contractor shop, landscape contractor,

	food processing, motor vehicle sales, motor vehicle rental, sales, repair or painting, or service station, boat related storage, kennel, public stable
2008 Greater Tom Nevers	Existing Conditions: <ul style="list-style-type: none"> • Desire to keep large-scale retail and commercial development out of Tom Nevers Recommendations <ul style="list-style-type: none"> • Support home-based businesses with specific guidelines for their regulation and standards so they do not disrupt or compromise residential nature of the area
2004 Madaket	Existing Conditions: <ul style="list-style-type: none"> • Accept pre-existing non-conforming commercial uses but recognize they do not fit within objectives of Area Plan Recommendations: <ul style="list-style-type: none"> • Contain any commercial development in Madaket to village center area
2003 Mid Island	Existing Conditions: <ul style="list-style-type: none"> • Mid Island has developed retail and service centers increasingly serving year-round community basic needs Recommendations: <ul style="list-style-type: none"> • Support continued mixed-use development
*All current NPEDC Area Plans can be found at https://portal.laserfiche.com/Portal/Browse.aspx?id=122939&repo=r-ec7bdbfe . The table above is a summary of area plan contents as related to Master Plan chapter element. For every recommendation and implementation status, see Appendix X.	

■ COMMUNITY HEALTH

2008 Greater Tom Nevers	Support for encouraging deer hunting in conservation lands in Tom Nevers to address Lyme's Disease concern
*All current NPEDC Area Plans can be found at https://portal.laserfiche.com/Portal/Browse.aspx?id=122939&repo=r-ec7bdbfe . The table above is a summary of area plan contents as related to Master Plan chapter element. For every recommendation, see Appendix X.	

Endnotes

- ¹ Nantucket Shellfish Management Plan Committee, Shellfish Management Plan, October 2012, 4.
- ² Nantucket Open Space and Recreation Plan, 2022, 37.
- ³ “Glossary of Terms Used on Surficial Geology Maps,” Maine Geological Survey, accessed October 2024, <https://www.maine.gov/dacf/mgs/pubs/mapuse/surficial/surf-glossary.htm>.
- ⁴ “Massachusetts Great Ponds List,” Mass.gov, accessed October 2024, <https://www.mass.gov/doc/massachusetts-great-ponds-list/download>.
- ⁵ Town of Nantucket Natural Resources Department, *Water Resource Management Plan*, 2023, 24.
- ⁶ *Water Resource Management Plan*, 3.
- ⁷ Ibid
- ⁸ “Water Quality,” Town & County of Nantucket, accessed October 2024, <https://www.nantucket-ma.gov/718/Water-Quality>; *Water Resource Management Plan*, 2.
- ⁹ *Water Resource Management Plan*, 2.
- ¹⁰ *Water Resource Management Plan*, 7
- ¹¹ “Harmful Algal Blooms on Nantucket,” Nantucket Conservation Foundation, accessed October 2024, <https://www.nantucketconservation.org/harmful-algal-blooms-on-nantucket/>.
- ¹² Nantucket Open Space and Recreation Plan, 2022, 42.
- ¹³ “FAQs: Does the aquifer that the Island gets groundwater from have PFAS in it?,” Town of Nantucket, accessed October 2024, <https://www.nantucket-ma.gov/Faq.aspx?QID=607>; Peter Brace, *Nantucket Blue Pages: A Citizen’s Guide to Protecting Nantucket Waters* (2018).
- ¹⁴ MassGIS, “MassDEP Wellhead Protection Areas (Zone II, Zone I, IWPA),” April 2024, prepared by the Massachusetts Department of Environmental Protection, <https://www.mass.gov/info-details/massgis-data-massdep-wellhead-protection-areas-zone-ii-zone-i-iwpa>.
- ¹⁵ Town of Nantucket Bylaws, Chapter 139 Section 12.
- ¹⁶ CDM Smith, Preliminary Assessment of PFAS - Townwide Planning Approach, March 2021, ES-1.
- ¹⁷ 2023 Annual Town Report, 63.
- ¹⁸ “FAQs: Does the aquifer that the Island gets groundwater from have PFAS in it?,”
- ¹⁹ 2023 Annual Town Report, 71-72.
- ²⁰ Milone & MacBroom, Town of Nantucket Natural Hazard Mitigation Plan, 2019.
- ²¹ Water Department, “Phase I – Water Main Expansion West of Nantucket Airport,” Town of Nantucket, accessed July 9, 2025, <https://nantucket-ma.civilspace.io/en/projects/phase-i-water-main-expansion-west-of-nantucket-airport>.
- ²² MassGIS, “U.S. EPA Ecoregions,” July 1999, prepared by the US Environmental Protection Agency, <https://www.mass.gov/info-details/massgis-data-us-epa-ecoregions>.
- ²³ “Landscaping with Native Plants on Nantucket.”
- ²⁴ Unless otherwise noted, this section contains information from MassGIS, “BioMap: The Future of Conservation,” November 2022, prepared by MassWildlife and the Massachusetts Chapter of the Nature Conservancy, <https://www.mass.gov/info-details/massgis-data-biomap-the-future-of-conservation>.
- ²⁵ Nantucket Planning and Land Use Services, *Nantucket Coastal Resilience Plan*, 2021, 39.
- ²⁶ “Trails & Property,” Linda Loring Nature Foundation, accessed September 2024, <https://lfnf.org/trailsandproperty>.
- ²⁷ National Park Service, “Interior Department Designates Massachusetts Site a National Natural Landmark,” <https://www.nps.gov/orgs/1207/interior-department-designates-massachusetts-site-a-national-natural-landmark.htm>.
- ²⁸ *Nantucket Coastal Resilience Plan*, 71.
- ²⁹ Helios Land Design, *Nantucket Open Space Plan*, 2009, 65.
- ³⁰ *Nantucket Coastal Resilience Plan*, 71.
- ³¹ “Windswept Bog,” Nantucket Conservation Foundation, accessed October 2024, <https://www.nantucketconservation.org/properties/windswept/>.
- ³² USDA, “Farmland Soil Classes of Massachusetts,” October 2019.
- ³³ MassGIS, “Soils SSURGO-Certified NRCS,” November 2021, prepared by the United States Department of Agriculture Natural Resources Conservation Service, <https://www.mass.gov/info-details/massgis-data-soils-ssurgo-certified-nrcs>.

- ³⁴ “The Farm,” Bartlett’s Farm, accessed September 2024, <https://bartlettsfarm.com/the-farm/>; MassGIS, “2016 Land Cover/Land Use,” updated May 2019.
- ³⁵ Nantucket Open Space and Recreation Plan, 2022, 45.
- ³⁶ “Sustainable Nantucket,” accessed September 2024, <https://sustainable-nantucket.org/>.
- ³⁷ “Agriculture,” Nantucket Land Bank, accessed September 2024, <https://www.nantucketlandbank.org/mission/agriculture/>.
- ³⁸ “5 Amelia Drive - The Hive,” Remain Nantucket, accessed September 2024, <https://remain.org/projects/5-amelia-drive-the-hive/>.
- ³⁹ “Agricultural Commission,” Town of Nantucket, accessed September 2024, <https://www.nantucket-ma.gov/196/Agricultural-Commission>; Nantucket Town Bylaws, Chapter 140.
- ⁴⁰ “What We Do,” Nourish Nantucket, accessed July 2025, <https://nourishnantucket.org/>.
- ⁴¹ Unless otherwise noted, the following section contains information from *Nantucket Open Space and Recreation Plan, 2022* and “Hardwood Forests,” Nantucket Conservation Foundation, accessed October 2024, <https://www.nantucketconservation.org/properties/habitat-types/forests/>.
- ⁴² MassGIS, “2016 Land Cover/Land Use,” updated May 2019.
- ⁴³ Town of Nantucket Conservation Commission, “Wetland Regulations,” updated July 2019, 49; “Virtual Tour of a Native Biodiversity Meadow,” Nantucket Conservation Foundation, accessed October 2024, <https://www.nantucketconservation.org/native-biodiversity-virtual/>.
- ⁴⁴ Water Resource Management Plan, 4-5.
- ⁴⁵ “Eelgrass Health and Restoration,” Nantucket Land & Water Council, accessed September 2024, <https://www.nantucketlandwater.org/research/eelgrass-health-and-restoration/>.
- ⁴⁶ Shellfish Management Plan, 4.
- ⁴⁷ “Shorebirds: Migration in Motion,” Nantucket Conservation Foundation, accessed October 2024, <https://www.nantucketconservation.org/shorebirds-migration-in-motion/>.
- ⁴⁸ Appendix A lists the birds, crustaceans, butterflies and moths, beetles, reptiles, amphibians, and mammals protected under the Massachusetts Endangered Species Act (MESA) that reside on Nantucket, displaying the diversity of wildlife in need of conservation planning and protection.
- ⁴⁹ “Landscaping with Native Plants on Nantucket.”
- ⁵⁰ Town of Nantucket Conservation Commission, “Wetland Regulations,” updated July 2019, 55.
- ⁵¹ “Invasive Species Removal,” Nantucket Land Bank, accessed October 2024, <https://www.nantucketlandbank.org/mission/conservation/habitat-management/invasive-species-removal/>.
- ⁵² “Green Crab Project,” Nantucket Shellfish Association, accessed October 2024, <https://www.nantucketshellfish.org/news/green-crab-project>.
- ⁵³ “Green Crab Research,” Nantucket Land & Water Council, accessed October 2024, <https://www.nantucketlandwater.org/research/green-crab-research/>; “Nantucket Green Crab Week,” Maria Mitchell Association, accessed October 2024, <https://www.mariamitchell.org/nantucket-green-crab-week>.
- ⁵⁴ “Southern Pine Beetle Management,” Nantucket Conservation Foundation, accessed October 2024, <https://www.nantucketconservation.org/science-stewardship/land-management/southernpinebeetle/>.
- ⁵⁵ “Research Confirms Nantucket’s Massive Deer Herd Traces Back to Two Does from Michigan,” Nantucket Current, accessed October 2024, <https://nantucketcurrent.com/news/new-research-confirms-most-of-nantuckets-massive-deer-herd-traces-back-to-two-does-from-michigan>.
- ⁵⁶ Article 68 Work Group, *Best Management Practices for Landscape Fertilizer Use on Nantucket Island*, Wetland Protection Chapter 390 Appendix A, July 2013.
- ⁵⁷ Town of Nantucket Town Regulations, Chapter 390 Wetlands Protection, <https://www.nantucket-ma.gov/DocumentCenter/View/50726/Chapter-390---Wetland-Protection-Regulation-in-Effect-as-of-January-1st-2025-PDF>.
- ⁵⁸ Nantucket Coastal Resilience Plan, 101.
- ⁵⁹ Jeff Carlson and Will Dell’Erba, “Conservation Commission 2024 Regulation Updates,” presentation, June 27, 2024, <https://www.nantucket-ma.gov/DocumentCenter/View/48602/Slide-deck-summary-of-changes-to-the-Nantucket-Wetland-Protection-Regulations-PDF>; “Proposed Changes to Resource Area Buffer Zones,” Town & Country of Nantucket, accessed October 2024, <https://nantucket-ma.gov/3139/Proposed-Changes-to-Resource-Area-Buffer>.
- ⁶⁰ Correspondence with the Police Chief on October 2, 2024.
- ⁶¹ “Shellfish Permit,” Town & County of Nantucket, accessed October 2024, <https://www.nantucket-ma.gov/2304/Shellfish-Permit>.
- ⁶² “Nantucket Harbors Sediment Transport Study and Dredge Plan,” Town & County of Nantucket, accessed October 2024, <https://nantucket-ma.civilspace.io/en/projects/nantucket-harbors-sediment-transport-study-and-dredge-plan>.
- ⁶³ Shellfish Management Plan, I.

- ⁶⁴ 2023 Annual Town Report, 77.
- ⁶⁵ “Nantucket and Madaket Harbors Action Plan Update Committee,” Town of Nantucket, accessed October 2024, <https://www.nantucket-ma.gov/2604/Nantucket-and-Madaket-Harbors-Action-Pla>.
- ⁶⁶ MassGIS, “Protected and Recreational Open Space,” updated in August 2024.
- ⁶⁷ Unless otherwise noted, this section contains information from Paul Catanzaro, Kate Sutcliffe, & Sarah Wells, *Open Space Handbook*, MassWoods, 5, <https://masswoods.org/sites/masswoods.org/files/pdf-doc-ppt/Open%20Space%20Handbook.pdf>.
- ⁶⁸ Nantucket Bylaws, Chapter 216.
- ⁶⁹ “Protected Species,” Town and Country of Nantucket, accessed October 2023, <https://nantucket-ma.civilspace.io/en/projects/protected-species>.
- ⁷⁰ “Miacomet Pond Dredge Plan,” Town & County of Nantucket, accessed October 2024, <https://nantucket-ma.civilspace.io/en/projects/miacomet-pond-dredge-plan>.
- ⁷¹ “Community Recreation & Athletic Fields,” Town of Nantucket, accessed September 2024, <https://www.nantucket-ma.gov/694/Community-Recreation-Athletic-Fields>.
- ⁷² “Our Work,” Remain, accessed October 2024, <https://remain.org/our-work/>.
- ⁷³ “About,” Nantucket Land Bank, accessed September 2024, <https://www.nantucketlandbank.org/about/>.
- ⁷⁴ Nantucket Open Space and Recreation Plan, 2022, 65.
- ⁷⁵ “What We Do,” Nantucket Conservation Foundation, accessed October 2024, <https://www.nantucketconservation.org/about/what-we-do/>.
- ⁷⁶ “Mission and Vision,” The Nantucket Land & Water Council, accessed September 2024, <https://www.nantucketlandwater.org/strategic-vision/>.
- ⁷⁷ “The Linda Loring Nature Foundation,” accessed October 2024, <https://llnf.org/>.
- ⁷⁸ Barrett Planning Group is working with Rachael Freeman from the Nantucket Islands Land Bank to develop an accurate data set of open space ownership on Nantucket.
- ⁷⁹ A land trust is a nonprofit organization focused on acquiring and stewarding land. Land trusts can be statewide, such as the Massachusetts Audubon Society and the Trustees of Reservations, regional, or local. Source: Paul Catanzaro, Kate Sutcliffe, & Sarah Wells, *Open Space Handbook*, MassWoods, 5, <https://masswoods.org/sites/masswoods.org/files/pdf-doc-ppt/Open%20Space%20Handbook.pdf>.
- ⁸⁰ Nantucket Open Space and Recreation Plan, 2022.
- ⁸¹ Nantucket Open Space and Recreation Plan, 2009.
- ⁸² Weston and Sampson, Nantucket MA Parks and Recreation Master Plan, November 2020.
- ⁸³ Correspondence with Nantucket Islands Land Bank staff in October 2024. MassGIS’s Protected and Recreational Open Space layer portrays the public accessibility of much of the Island’s open space as unknown. However, this is not reflective of true public access as described on conservation organization websites and correspondence.
- ⁸⁴ “Visitor Information,” Nantucket Conservation Foundation, accessed October 2024, <https://www.nantucketconservation.org/properties/visitor-information/>.
- ⁸⁵ “Accessible Properties,” Nantucket Land Bank, accessed October 2024, <https://www.nantucketlandbank.org/properties/handicap-accessible-properties/>.
- ⁸⁶ Dr. Malcolm MacNab, Gregg Tivan, & Jericho Mele, “Strategic Plan Update: Healthy and Vibrant Community,” presentation, June 12, 2024, <https://www.nantucket-ma.gov/DocumentCenter/View/48269/Select-Board-Healthy-Vibrant-Community-Focus-Area-Presentation--June-12-2024>.
- ⁸⁷ “Sustainability,” Town & County of Nantucket, Department of Natural Resources, Division of Climate and Resiliency, accessed May 20, 2025, <https://www.nantucket-ma.gov/1129/Sustainability>.
- ⁸⁸ Executive Office of Energy and Environmental Affairs, “Objectives of Environmental Justice,” Mass.gov, accessed September 15, 2025, <https://www.mass.gov/info-details/objectives-of-environmental-justice>.
- ⁸⁹ These data were obtained from <https://www.mass.gov/info-details/massgis-data-2020-environmental-justice-populations>.
- ⁹⁰ Nantucket’s Coastal Resilience Plan, 62.
- ⁹¹ Milone & MacBroom, Inc., Town of Nantucket Natural Hazard Mitigation Plan, February 2019.
- ⁹² “High Tide Flooding,” Center for Operational Oceanographic Products and Services, accessed September 2024, <https://tidesandcurrents.noaa.gov/high-tide-flooding/>.
- ⁹³ Nantucket’s Coastal Resilience Plan, 58.
- ⁹⁴ Nantucket’s Coastal Resilience Plan, 58.
- ⁹⁵ FEMA, “Flood Maps,” accessed May 20, 2025, <https://www.fema.gov/flood-maps>.

- ⁹⁶ FEMA, "FEMA Flood Maps and Zones Explained," accessed May 20, 2025, <https://www.fema.gov/blog/fema-flood-maps-and-zones-explained>.
- ⁹⁷ Rob Moore, "Accurate Flood Maps are Essential for Climate Adaptation," NRDC, May 15, 2024, <https://www.nrdc.org/bio/rob-moore/accurate-flood-maps-are-essential-climate-adaptation>.
- ⁹⁸ NOAA Office for Coastal Management, "Method Description: Detailed Method for Mapping Sea Level Rise Inundation," January 2017, <https://coast.noaa.gov/data/digitalcoast/pdf/slr-inundation-methods.pdf>.
- ⁹⁹ NOAA, "How Many High Tides Are There Per Day?," <https://oceanservice.noaa.gov/facts/high-tide.html>.
- ¹⁰⁰ "Massachusetts Coast Flood Risk Model (MC-FRM)," Woods Hole Group, accessed April 2025, <https://www.woodsholegroup.com/innovation/massachusetts-coast-flood-risk-model/>.
- ¹⁰¹ Barrett Planning Group correspondence with Leah Hill, May 19, 2025.
- ¹⁰² *Nantucket's Coastal Resilience Plan*, 58; Barrett Planning Group correspondence with Leah Hill, May 19, 2025.
- ¹⁰³ Barrett Planning Group correspondence with Leah Hill, May 19, 2025; *Nantucket's Coastal Resilience Plan*, 62.
- ¹⁰⁴ Town of Nantucket Natural Hazard Mitigation Plan, 1-7.
- ¹⁰⁵ Nantucket Planning and Land Use Services, *Nantucket's Coastal Resilience Plan*, 60.
- ¹⁰⁶ "Localized Erosion Monitoring," Town & County of Nantucket, Department of Natural Resources, Division of Climate and Resiliency, accessed May 20, 2025, <https://www.nantucket-ma.gov/2628/Localized-Erosion-Monitoring>.
- ¹⁰⁷ *Nantucket's Coastal Resilience Plan*, 60.
- ¹⁰⁸ "Localized Erosion Monitoring," Town & County of Nantucket.
- ¹⁰⁹ Nantucket Planning and Land Use Services, *2019 Nantucket Hazard Mitigation Plan*.
- ¹¹⁰ "Localized Erosion Monitoring," Town & County of Nantucket; Barrett Planning Group Correspondence with Leah Hill, May 19, 2025.
- ¹¹¹ *Nantucket's Coastal Resilience Plan*, 58.
- ¹¹² *Nantucket's Coastal Resilience Plan*, 3, 71.
- ¹¹³ *Nantucket's Coastal Resilience Plan*, 13.
- ¹¹⁴ *Nantucket's Coastal Resilience Plan*, 104.
- ¹¹⁵ Nantucket Electric Company, Financial Statements for the Years Ended March 31, 2024, and 2023, 10.
- ¹¹⁶ "A Brief History of Energy on Nantucket," Town of Nantucket Energy Office, accessed May 20, 2025, <http://www.ackenergy.org/brief-history-of-energy-on-nantucket.html>; National Grid, *2024 Future Grid Plan for Massachusetts*, 175.
- ¹¹⁷ Balducci et al., *Nantucket Island Energy Storage System Assessment: Final Report*, 5.
- ¹¹⁸ Balducci et al., *Nantucket Island Energy Storage System Assessment: Final Report*, 5.
- ¹¹⁹ National Grid, *2024 Future Grid Plan for Massachusetts*, 534.
- ¹²⁰ Jason Graziadei, "Undersea Electric Cable to Nantucket Back Online," *Nantucket Current*, May 14, 2024, <https://nantucketcurrent.com/news/undersea-electric-cable-to-nantucket-back-online>.
- ¹²¹ Jason Graziadei, "Power Outage Hits Downtown Nantucket on Christmas Stroll," *Nantucket Current*, December 7, 2024, <https://nantucketcurrent.com/news/power-outage-hits-downtown-nantucket-on-christmas-stroll>.
- ¹²² Worcester Polytechnic Institute, Nantucket Energy Office, *Updating Nantucket's GHG Inventory*, December 9, 2020, <https://bpb-us-w2.wpmucdn.com/wp.wpi.edu/dist/e/127/files/2020/12/GHG-Final-Report.pdf>.
- ¹²³ Barrett Planning Group correspondence with Town staff, September 27, 2024.
- ¹²⁴ "Good Neighbor Agreement," Vineyard Wind, accessed May 20, 2024, <https://www.vineyardwind.com/good-neighbor-agreement>.
- ¹²⁵ Bruce Beaubouef, "Feds Shut Down Vineyard Wind Project," *Offshore Magazine*, July 21, 2024, <https://www.offshore-mag.com/renewable-energy/article/55127394/feds-shut-down-vineyard-wind-project-following-turbine-blade-failure>.
- ¹²⁶ Town of Nantucket, "Stormwater."
- ¹²⁷ Town of Nantucket, *Nantucket 2023 Annual Town Report*, 84.
- ¹²⁸ Town of Nantucket, *Nantucket 2023 Annual Town Report*, 79.
- ¹²⁹ Town of Nantucket, *Nantucket 2023 Annual Town Report*, 61.
- ¹³⁰ Town of Nantucket, *Nantucket 2023 Annual Town Report*, 30.
- ¹³¹ "Stormwater," Sewer Department, Town of Nantucket, accessed May 20, 2025, <https://www.nantucket-ma.gov/1361/Stormwater>.
- ¹³² Town of Nantucket, *Water Resource Management Plan*, 17.
- ¹³³ *Nantucket's Coastal Resilience Plan*, 104.
- ¹³⁴ "Advocacy," Nantucket Land & Water Council, accessed May 20, 2025, <https://www.nantucketlandwater.org/advocacy>.
- ¹³⁵ "What is Green Infrastructure?" US EPA, accessed September 5, 2025.

- ¹³⁶ Barrett Planning Group correspondence with Vincent Murphy, July 22, 2025.
- ¹³⁷ "Nantucket Islands Land Bank," *2024 Town of Nantucket Annual Town Report*, Town of Nantucket, 36, <https://portal.laserfiche.com/Portal/DocView.aspx?id=297600&repo=r-ec7bdbfe>.
- ¹³⁸ Barrett Planning Group correspondence with Vincent Murphy, July 22, 2025.
- ¹³⁹ "Significant Projects," *2024 Town of Nantucket Annual Town Report*, 29, <https://portal.laserfiche.com/Portal/DocView.aspx?id=297600&repo=r-ec7bdbfe>.
- ¹⁴⁰ Barrett Planning Group correspondence with Town, September 9, 2024.
- ¹⁴¹ "Natural Resources Department," *2023 Town of Nantucket Annual Town Report*, Town of Nantucket, 76, <https://www.nantucket-ma.gov/DocumentCenter/View/48279/2023-Annual-Town-Report-PDF>.
- ¹⁴² Hill, "Nantucket Conference 2023: Topic 2."
- ¹⁴³ "Coastal Resilience Advisory Committee," Town & County of Nantucket, accessed May 20, 2025, <https://www.nantucket-ma.gov/1391/Coastal-Resilience-Advisory-Committee>.
- ¹⁴⁴ Jason Graziadei, "Town Meeting Approves Creation of Coastal Resilience Districts, But Balks At Concept Of Betterment Fees," May 10, 2024, <https://nantucketcurrent.com/news/town-meeting-approves-creation-of-coastal-resilience-districts-but-balks-at-concept-of-betterment-fees>.
- ¹⁴⁵ "Our Vision," REMAIN, accessed May 20, 2025, <https://remain.org/our-vision/>.
- ¹⁴⁶ "About," ACKlimate, <https://www.acklimate.org/about>.
- ¹⁴⁷ "About Our Organization," Sustainable Nantucket, <https://sustainable-nantucket.org/aboutus>.
- ¹⁴⁸ "Updates," Nantucket Resource Partnership, <https://thenrp.org/updates/>.
- ¹⁴⁹ "Town Manager," *2024 Town of Nantucket Annual Town Report*, 23.
- ¹⁵⁰ Town of Nantucket Natural Hazard Mitigation Plan, ES-ii
- ¹⁵¹ "Natural Resources Department," *2023 Town of Nantucket Annual Town Report*, Town of Nantucket, 76.
- ¹⁵² "Localized Erosion Monitoring," Town & County of Nantucket.
- ¹⁵³ Nantucket's Coastal Resilience Plan, 99-100.
- ¹⁵⁴ Milone & MacBroom, Inc., *Town of Nantucket Community Resilience Building Workshop Summary of Findings Final Report*, April 2019, <https://www.nantucket-ma.gov/DocumentCenter/View/29063/Community-Resilience-Building-Workshop-I>.
- ¹⁵⁵ "New Flooding Adaptation & Building Elevation Design Guidelines," Nantucket Preservation Trust, accessed October 2024, <https://www.nantucketpreservation.org/new-flooding-adaptation-building-elevation-design-guidelines-adapted-8438/>.
- ¹⁵⁶ *ibid*
- ¹⁵⁷ The Craig Group, *Nantucket Resilience Toolkit*, 2021, 7, <https://www.nantucket-ma.gov/DocumentCenter/View/39406/Nantucket-Resilience-Toolkit-PDF>.
- ¹⁵⁸ *ibid*
- ¹⁵⁹ "Program prices," Nantucket PowerChoice, <https://www.masspowerchoice.com/nantucket/prices>.
- ¹⁶⁰ "Energy Office," *2023 Town of Nantucket Annual Town Report*, Town of Nantucket, 89-90.
- ¹⁶¹ "Green Community Designation," Town & County of Nantucket, accessed October 2024, <https://www.nantucket-ma.gov/2871/Green-Community-Designation>.
- ¹⁶² "Stretch Energy Code - FYI!," Town & County of Nantucket, accessed October 2024, <https://www.nantucket-ma.gov/3078/Stretch-Energy-Code---FYI>.
- ¹⁶³ While exempt land includes conservation land, public land and open space, the vast majority of the exempt land on Nantucket is open space and conservation land.
- ¹⁶⁴ Nantucket Planning and Economic Development Commission, *Nantucket Long Range Transportation Plan 2024-2044*, 2023, 17.
- ¹⁶⁵ Unless otherwise noted, all data related to parcels and property ownership and use classifications in this chapter are based on the Nantucket Assessor's FY 2024 Parcel Data from the MassGIS Data Layers Library and Barrett Planning Group LLC.
- ¹⁶⁶ The Nantucket Land Bank, *About*, accessed October 2024 <https://www.nantucketlandbank.org/about/>.
- ¹⁶⁷ Per Megan Trudel, the buildout is being updated. Information will be confirmed.
- ¹⁶⁸ Weston & Sampson, *Draft Buildout Study*.
- ¹⁶⁹ NP&EDC, *Nantucket Master Plan*, p. 47-51.
- ¹⁷⁰ While the MMD is listed under the COD in the Table of Uses, Section 139-3 of the Zoning Bylaw establishes the MMD as a separate special district outside of the Town and County system.
- ¹⁷¹ Within the Town's Table of Uses, home businesses are listed as a subset of residential uses, and are not considered commercial or business uses.

- ¹⁷² Town of Nantucket, “Use Chart”, *Code of the Town of Nantucket Chapter 139 Zoning Bylaw*, accessed October 23, 2024. <https://ecode360.com/attachment/NA0948/NA0948-139b%20Use%20Chart.pdf>
- ¹⁷³ Nantucket Zoning Bylaw, Ch. 139, §13.
- ¹⁷⁴ U.S. Census Bureau, American Community Survey (ACS) 5-Year Estimates 2018-2022; 2007-2012, Table A09005.
- ¹⁷⁵ U.S. Census Bureau, ACS 5-Year Estimates 2018-2022, Table A09005.
- ¹⁷⁶ U.S. Census Bureau, OnTheMap, Town of Nantucket, All Jobs, Destination. <https://onthemap.ces.census.gov>
- ¹⁷⁷ U.S. Census Bureau, OnTheMap, All jobs, Place of Origin. <https://onthemap.ces.census.gov>
- ¹⁷⁸ Interview with Michael Burns, Transportation Planner, Interviewed by Barrett Planning Group, September 2024; and Nantucket Planning and Economic Development Commission, *Long-Range Transportation Plan 2024-2024*, 2023.
- ¹⁷⁹ ACS 2018-2022 5-Year Estimates, tables B25046 and A10008.
- ¹⁸⁰ Town of Nantucket, *Town of Nantucket Taxi Rates*, Effective May 9, 2024. <https://www.nantucket-ma.gov/DocumentCenter/View/47596/Nantucket-Taxi-Rates--Adopted-May-1-2024--Effective-May-9-2024>
- ¹⁸¹
- ¹⁸² Tetra Tech Rizzo, *Third Draft Downtown Parking Study*, January 25, 2010, p. 5.
- ¹⁸³ Tetra Tech Rizzo, *Third Draft Downtown Parking Study*.
- ¹⁸⁴ Because Nantucket does not delineate parking spaces visually, all calculations are based on dividing the total area available for parking by 20 to represent a number of twenty-foot-long parking spaces. Because some vehicles require less than 20 feet of parking space, this can result in the total number of cars parked exceeding the total capacity as calculated.
- ¹⁸⁵ Nelson\Nygaard Consulting Associates, *Parking Management Plan: Potential Parking Management Strategies*, September 2010.
- ¹⁸⁶ Report from Downtown Parking Management System to Select Board, November 29, 2023.
- ¹⁸⁷ Interview with Nantucket community members, Interviewed by Barrett Planning Group September 2024.
- ¹⁸⁸ Greenman-Pedersen, Inc., *Traffic Study & Strategy for the Mid-Island Area*, July 8, 2005.
- ¹⁸⁹ Massachusetts Department of Transportation Municipal Transportation Dashboard, Town of Nantucket <https://gis.massdot.state.ma.us/DataViewers/MunicipalDashboard/mainView.html?town=Nantucket&dash=Roadways>
- ¹⁹⁰ Town of Nantucket, *Nantucket Select Board Strategic Plan*, 2018, Transportation <https://nantucket-ma.civilspace.io/en/projects/transportation>
- ¹⁹¹ Interview with Nantucket community members, Interviewed by Barrett Planning Group September 2024.
- ¹⁹² *Nantucket Strategic Plan*, Transportation <https://nantucket-ma.civilspace.io/en/projects/transportation>
- ¹⁹³ Long-Range Transportation Plan
- ¹⁹⁴ Town of Nantucket Complete Streets Funding Program Project Prioritization Plan, 2018.
- ¹⁹⁵ Nantucket Planning and Economic Development Commission, *Coordinated Human Services Public Transportation Plan for the Nantucket Region 2020*, June 2019.
- ¹⁹⁶ Ibid.
- ¹⁹⁷ Town of Nantucket, *Frequently Asked Questions*, accessed October 2024 <https://www.nantucket-ma.gov/FAQ.aspx?OID=150>
- ¹⁹⁸ NRTA, Complementary Paratransit, https://cdn.prod.website-files.com/6623d0c4c3d16f2cc912876c/66240989fb4048de4e37b029_Paratransit.pdf
- ¹⁹⁹ Jacobs Engineering and Robin Lee Monroe & Associates, *Nantucket Memorial Airport Master Plan Update*, 3-2.
- ²⁰⁰ NPEDC, *Long-Range Transportation Plan*, 26.
- ²⁰¹ Graziadei, J., Citing Staff Woes, “Steamship Cuts Summer Fast Ferry Trips and Swaps Boats on Nantucket Route”, *Nantucket Current*, May 28, 2023. <https://nantucketcurrent.com/news/citing-staffing-woes-steamship-cuts-summer-fast-ferry-trips-and-swaps-boats-on-nantucket-route>
- ²⁰² Hy-Line Cruises, *Nantucket*, accessed October 2024 <https://hylinecruises.com/wp-content/uploads/2024/06/Nantucket.pdf>
- ²⁰³ Interview with Nantucket community members, Interviewed by Barrett Planning Group September 2024.
- ²⁰⁴ Arcadis, One Architecture, The Craig Group Stoss, Coastal Resilience Advisory Committee et al., *Nantucket Coastal Resilience Plan*, November 2021, 71.
- ²⁰⁵ National Oceanic and Atmospheric Administration, *Reducing Vehicle Strikes to North Atlantic Right Whales*, updated February 26, 2025. <https://www.fisheries.noaa.gov/national/endangered-species-conservation/reducing-vessel-strikes-north-atlantic-right-whales>
- ²⁰⁶ Jacobs Engineering et al., *Nantucket Memorial Airport Master Plan*, 3-2.
- ²⁰⁷ Ibid.
- ²⁰⁸ Jacobs Engineering et al., *Nantucket Memorial Airport Master Plan*, 19.
- ²⁰⁹ Jacobs Engineering et al., *Nantucket Memorial Airport Master Plan*, 57-65.

- 210 Jacobs Engineering et al., Nantucket Memorial Airport Master Plan, 65.
- 211 NPEDC, Long-Range Transportation Plan, 24.
- 212 NPEDC, Nantucket Long-Range Transportation Plan, 19.
- 213 MassDOT, Municipal Transportation Dashboard, Town of Nantucket.
- 214 Beta Group, Pavement Management Program, 4.
- 215 Beta Group, Pavement Management Program. 4.
- 216 Arcadis et al., Nantucket Coastal Resilience Plan, 58.
- 217 MassDOT, Municipal Transportation Dashboard, Town of Nantucket. Bridge Dashboard.
- 218 NelsonNyGaard, Kittelson & Associates, Inc., NP&EDC, Nantucket Traffic Safety Action Plan Summer 2025 Draft.
- 219 Ibid.
- 220 Nantucket Traffic Safety Action Plan Draft Review and Discussion Slides, July 28,2025.
- 221 NelsonNyGaard, Kittelson & Associates, Inc., NP&EDC, Nantucket Traffic Safety Action Plan Summer 2025 Draft.
- 222 Nantucket Coastal Resilience Plan, 58.
- 223 Town of Nantucket, “Complete Streets,” accessed September 19, 2025, <https://www.nantucket-ma.gov/1462/Complete-Streets>.
- 224 NP&EDC, Nantucket Long-Range Transportation Plan, p. 12.
- 225 Jacobs Engineering and RLM & Associates, *Nantucket Memorial Master Plan Update*, 2015, p.9.
- 226 Nantucket Regional Transportation Authority, *NRTA Administration*, <https://www.nrtawave.com/about/nrta-administration>
- 227 Ibid.
- 228 Woods Hole, Martha’s Vineyard and Nantucket Steamship Authority, *History & Organization*, <https://www.steamshipauthority.com/about/history>
- 229 Unless otherwise noted, this section contains information from the following source: *Town of Nantucket Town Charter*, Town of Nantucket, <https://ecode360.com/31938100>.
- 230 Barrett Planning Group correspondence with Information Technology Department, September 25, 2024.
- 231 “Wetland Protection Regulations Effective January 1, 2025,” Conservation Commission, Town & County of Nantucket, <https://www.nantucket-ma.gov/3123/Wetland-Protection-Regulations-Effective>.
- 232 Nantucket Coastal Resilience Plan.
- 233 *\$875,000 General Obligation Grant Application Notes*, Town of Nantucket, accessed September 19, 2024. [https://prospectus.bondtraderpro.com/\\$NANTUCK.PDF](https://prospectus.bondtraderpro.com/$NANTUCK.PDF).
- 234 Barrett Planning Group correspondence with Fire Department, September 25, 2024.
- 235 *\$875,000 General Obligation Grant Application Notes*, Town of Nantucket, accessed September 19, 2024, [https://prospectus.bondtraderpro.com/\\$NANTUCK.PDF](https://prospectus.bondtraderpro.com/$NANTUCK.PDF).
- 236 2023 Town of Nantucket Annual Town Report.
- 237 The island also has five private cemeteries.
- 238 Nantucket, Massachusetts Parks and Recreation Master Plan.
- 239 Galvin, Brendan, Jason Gee, PJ McDonnell, and Alex Santagata, “Developing a Nantucket Town Tree Inventory and Maps,” Worcester Polytechnic Institute and the Town of Nantucket, December 11, 2024, <https://nantucket-ma.gov/DocumentCenter/View/50594/Developing-a-Nantucket-Town-Tree-Inventory-and-Maps-Report---December-2024-PDF>.
- 240 Unless otherwise noted, this section contains information from Barrett Planning Group correspondence with the Water Department on September 18, 2024.
- 241 Unless otherwise noted, this section contains information from Barrett Planning Group correspondence with the HHS Department, September 18, 2024.
- 242 Center for Social and Demographic Research on Aging, Gerontology Institute. *Aging on Nantucket: A community needs assessment*. Nantucket Center for Elder Affairs, Inc. January 2018, accessed September 24, 2024, <https://nantucket-ma.gov/DocumentCenter/View/19103/Aging-on-Nantucket-A-community-needs-assessment-by-The-Nantucket-Center-for-Elder-Affairs-Inc-Needs-Assessment-Study-May-2018?bidId=>.
- 243 Unless otherwise noted, this section contains information from the following source: Massachusetts Department of Education, District Profile of the Nantucket Public Schools, accessed October 4, 2024, <https://profiles.doe.mass.edu/general/general.aspx?topNavId=1&leftNavId=100&orgcode=01970000&orgtypecode=5>.
- 244 U.S. Census Bureau, 2020.
- 245 “Montessori Children’s House Tuitions 2022-2023,” Montessori Children’s House of Nantucket, accessed September 4, 2024, <https://mchnantucket.org/admissions/tuition-montessori>.

- ²⁴⁶ “Tuition & Financial Assistance,” Nantucket New School, accessed October 4, 2024, <https://www.nantucketnewschool.org/admissions/tuition-and-financial-assistance>.
- ²⁴⁷ “Private School Universe Survey,” Nantucket New School, National Center for Education Statistics, accessed October 4, 2024, https://nces.ed.gov/surveys/pss/privateschoolsearch/school_detail.asp?Search=I&SchoolName=nantucket+new+school&State=25&NumOfStudentsRange=more&IncGrade=-I&LoGrade=-I&HiGrade=-I&ID=A9103082; “Private School Universe Survey,” Nantucket Lighthouse School, National Center for Education Statistics, accessed October 4, 2024, https://nces.ed.gov/surveys/pss/privateschoolsearch/school_detail.asp?Search=I&SchoolName=nantucket+lighthouse&State=25&NumOfStudentsRange=more&IncGrade=-I&LoGrade=-I&HiGrade=-I&ID=A0990071.
- ²⁴⁸ “Where They Go Next,” Nantucket New School, accessed October 4, 2024, <https://www.nantucketnewschool.org/admissions/where-they-go-next>.
- ²⁴⁹ \$875,000 General Obligation Grant Application Notes, Town of Nantucket, 62, accessed October 3, 2024, [https://prospectus.bondtraderpro.com/\\$NANTUCK.PDF](https://prospectus.bondtraderpro.com/$NANTUCK.PDF).
- ²⁵⁰ Nantucket Public Schools, *School Committee Sub-Committees and Task Forces*, May 24, 2023, accessed October 3, 2024, https://www.npsk.org/cms/lib/MA01907678/Centricity/domain/28/agendas/agenda%202023-2024/SC_SUB_COMMITTEES_FY24.pdf.
- ²⁵¹ “Nantucket Planning & Economic Development Commission (NP&EDC),” Town of Nantucket, accessed September 9, 2025, <https://nantucket-ma.gov/306/Planning-Economic-Development-Commission>.
- ²⁵² Unless otherwise noted, this section contains information from the following source: *Town of Nantucket Town Charter*, accessed September 20, 2024, <https://ecode360.com/31938100>.
- ²⁵³ Barrett Planning Group correspondence with Planning and Land Use Services Department, September 18, 2024.
- ²⁵⁴ Ibid.
- ²⁵⁵ Barrett Planning Group correspondence with the Department of Health and Human Services, September 25, 2024.
- ²⁵⁶ \$875,000 General Obligation Grant Application Notes, Town of Nantucket, accessed September 19, 2024, [https://prospectus.bondtraderpro.com/\\$NANTUCK.PDF](https://prospectus.bondtraderpro.com/$NANTUCK.PDF).
- ²⁵⁷ Kaie Quigley, “Town Pier Floating Docks Replaced,” *Inquirer and Mirror*, January 11, 2024, accessed September 27, 2024, https://www.ack.net/news/town-pier-floating-docks-replaced/article_264c7dfb-b024-509c-b1f2-6a1ceca0ddf9.html
- ²⁵⁸ “Nantucket Needs a New Senior Center,” Friends of Nantucket Seniors, Nantucket Center for Elder Affairs, Inc., accessed September 30, 2024, accessed September 30, 2024, <https://friendsofnantucketseniors.org/nantucket-needs-a-new-senior-center/>.
- ²⁵⁹ Barrett Planning Group correspondence with Our Island Home, September 9, 2024.
- ²⁶⁰ Graziadei, Jason, “Despite Majority Vote, \$125 Million Funding Proposal for New Our Island Home is Defeated,” *Nantucket Current*, May 3, 2025, <https://nantucketcurrent.com/news/voters-reject-125-million-for-new-our-island-home>.
- ²⁶¹ Unless otherwise noted, this section contains information from Barrett Planning Group correspondence with the Water Department on September 18, 2024.
- ²⁶² *Water Quality Reports*, Town of Nantucket, accessed September 27, 2024, <https://nantucket-ma.gov/2100/Water-Quality-Reports>
- ²⁶³ Beth Treffeisen, “Beach erosion threatens sewage-treatment plant on Nantucket,” *Boston Globe*, updated February 22, 2024, accessed September 27, 2024, <https://www.bostonglobe.com/2024/02/22/science/nantucket-sewer-treatment-plant-erosion-climate-change/?event=event12>.
- ²⁶⁴ Weston and Sampson, *Town Sewer District Sewer Master Plan*, April 2020, accessed March 18, 2025, <https://www.nantucket-ma.gov/DocumentCenter/View/36750/Nantucket-Sewer-Master-Plan-Report-FINAL>.
- ²⁶⁵ Weston and Sampson, “Somerset Needs Area Conceptual Sewer Design and Budgeted Cost,” Select Board Presentation, September 20, 2023, <https://www.nantucket-ma.gov/DocumentCenter/View/46018/Somerset-Prsentation-September-2023-PDF>.
- ²⁶⁶ Source
- ²⁶⁷ Ann Scott, *Annual Report – Executive Director’s Letter*, Nantucket Atheneum, 2022, accessed September 27, 2024, <https://nantucketatheneum.org/91516-2/>.
- ²⁶⁸ “Nantucket Historical Commission,” Town & County of Nantucket, accessed October 2024, <https://www.nantucket-ma.gov/439/Nantucket-Historical-Commission>.
- ²⁶⁹ <https://www.nantucket-ma.gov/AgendaCenter/ViewFile/Item/3281?fileID=23652>
- ²⁷⁰ Nantucket Open Space and Recreation Plan, 2022, 18.
- ²⁷¹ Massachusetts Historical Commission, “MHC Reconnaissance Survey Town Report: Nantucket,” 1984; Pauline Chase-Harrell and Brian Pfeiffer, “Nantucket Historic District,” National Historic Landmark Nomination, 2012; The Public Archaeology Laboratory, Inc., *Historic Properties Survey Plan*, September 2022.

²⁷² “How many Wampanoags were on Nantucket when the first English settlers arrived in 1659?,” Nantucket Historical Association, accessed October 2024, <https://nha.org/research/nantucket-history/history-topics/how-many-indians-were-on-nantucket-when-the-first-english-settlers-arrived-in-1659/>.

²⁷³ Nantucket Open Space and Recreation Plan, 2022, 19-20.

²⁷⁴ The NAN.X codes after street addresses are identification numbers assigned by the Massachusetts Historical Commission when properties are included in the Massachusetts Cultural Resource Information System (MACRIS).

²⁷⁵ Correspondence with Town Staff, September 2024.

²⁷⁶ 2023 Annual Town Report.

²⁷⁷ Museum of African American History, <https://www.maah.org/>.

²⁷⁸ Nantucket Historical Association, “Portrait of Captain Absalom F. Boston,” Collection Item, https://nantuckethistory.org:443/permalink/?key=1003_m1283.

²⁷⁹ “About,” Artists Association of Nantucket, accessed October 2024, <https://www.nantucketarts.org/about>.

²⁸⁰ “About Us,” Theatre Workshop of Nantucket, accessed October 2024, <https://www.theatrenantucket.org/about-us/history-and-mission>.

²⁸¹ “About,” Nantucket Dreamland, accessed October 2024, <https://www.nantucketdreamland.org/about/the-foundation-and-history>.

²⁸² “About White Heron,” White Heron Theatre Company, accessed October 2024, <https://whiteherontheatre.org/about-white-heron-5/>.

²⁸³ Jason Graziadei, “White Heron Theatre Sold for \$9.5 Million to New Performing Arts Nonprofit Group,” *Nantucket Current*, April 11, 2025, <https://nantucketcurrent.com/news/white-heron-theatre-sold-for-9.5-million-to-new-performing-arts-nonprofit-group>.

²⁸⁴ “Museums,” Nantucket Cultural District, accessed October 2024, <https://www.nantucketculturaldistrict.org/organization-type/museum/>.

²⁸⁵ “Nantucket Museums & Sites,” Insider’s Guide to Nantucket, accessed October 2024, <https://nantucket.net/museums/>

²⁸⁶ “Nantucket Atheneum, free public library,” Nantucket Cultural District, accessed October 2024, <https://www.nantucketculturaldistrict.org/organization/nantucket-atheneum/>.

²⁸⁷ “Worship,” Nantucket Chamber of Commerce, accessed October 2024, <https://www.nantucketchamber.org/worship/>.

²⁸⁸ “List of Events,” Nantucket Chamber of Commerce, accessed October 2024, <https://www.nantucketchamber.org/list-of-events/>.

²⁸⁹ “Nantucket Historical Commission,” Town & County of Nantucket, accessed October 2024, <https://www.nantucket-ma.gov/439/Nantucket-Historical-Commission>.

²⁹⁰ 2023 Annual Town Report, 87.

²⁹¹ Jason Graziadei, “After Summer Controversies, Town Disbands Sign Advisory Council,” *Nantucket Current*, August 17, 2022.

²⁹² John W. Giorgio, Esq., “Town of Nantucket - Sign Advisory Council,” legal opinion from KP Law dated August 17, 2022.

²⁹³ Jason Graziadei, “After Its Disbanding, Sign Advisory Council Gets Reinstated By Select Board,” *Nantucket Current*, September 9, 2022. “Sign Advisory Council,” Town & County of Nantucket, MA, <https://www.nantucket-ma.gov/1378/Sign-Advisory-Council>.

²⁹⁴ Nantucket Historic District Commission, *Nantucket Historic District Commission: Background & Objectives*, <https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Background--Objectives-Summary-Mission-Statement-PDF>.

²⁹⁵ Ginny Way, *Sustainable Preservation*, <https://www.nantucket-ma.gov/DocumentCenter/View/6251/Sustainable-Preservation---Final-PDF>.

²⁹⁶ Nantucket Historical Commission, *Roundabouts with Nantucket in Mind*, February 2020, <https://www.nantucket-ma.gov/DocumentCenter/View/35044/Roundabouts-with-Nantucket-In-Mind-PDF>.

²⁹⁷ Nantucket Historical Commission, *Preserving Historic Pavement on Nantucket: Information and Guidelines for Preservation and Maintenance*, January 2021, <https://www.nantucket-ma.gov/DocumentCenter/View/35050/Historic-Pavement-on-Nantucket---Information-and-Guidelines-PDF>.

²⁹⁸ Michael May, *Building with ‘Sconset in Mind*, ‘Sconset Trust, 2023, <https://www.nantucket-ma.gov/DocumentCenter/View/44405/Building-with-Sconset-in-Mind---Sconset-Trust-PDF>.

²⁹⁹ National Park Service, “Certified Local Government Contacts & Accomplishments,” https://grantsdev.cr.nps.gov/CLG_Review/search.cfm

³⁰⁰ William Cook, Lisa Craig, Fredericke Mittner, “CAMP Report: Nantucket, Massachusetts,” National Alliance of Preservation Commissions, 2020.

³⁰¹ “Nantucket Historic District Commission Organizational Assessment and Addendum,” National Alliance of Preservation Commissions, February, 2024.

- ³⁰² David Creed, “Select Board Underwhelmed By Input Considered In HDC Review,” *Nantucket Current*, February 27, 2024.
- ³⁰³ The Public Archaeology Laboratory, Inc., *Historic Properties Survey Plan*, September 2022, 12.
- ³⁰⁴ University of Florida, College of Design, Construction, and Planning, “Historic Preservation Program - History,” <https://dcp.ufl.edu/historic-preservation/pin/history/>
- ³⁰⁵ National Historic Landmarks are automatically added to the National Register of Historic Places, so the island is also entirely a National Register of Historic Places district.
- ³⁰⁶ it is unclear why this building has its own NHL designation, but as it was done in 1968, it may have been because the original NHL designation for Nantucket did not include the entire island, only Old Town and Sconset; the Coffin House may have been outside of these boundaries.
- ³⁰⁷ Jenna Russell, “On Nantucket, a Legal Maneuver to Protect Historic Homes From Gutting,” *New York Times*, January 30, 2024.
- ³⁰⁸ Town of Nantucket, Special Town Meeting 2024 Warrant, <https://portal.laserfiche.com/Portal/DocView.aspx?id=251194&repo=r-ec7bdbfe>.
- ³⁰⁹ EBP, “Nantucket Building Material Salvage Study,” April 26, 2022. <https://www.nantucketpreservation.org/wp-content/uploads/2023/05/Nantucket-Building-Material-Salvage-Study-Phases-1-and-2.pdf>.
- ³¹⁰ “West Monomoy Neighborhood Survey, Ph. 1,” Historic Preservation Program, University of Florida, accessed August 4, 2025, <https://dcp.ufl.edu/historic-preservation/pin-west-monomoy-survey/>.
- ³¹¹ The Public Archaeology Laboratory, Inc., *Historic Properties Survey Plan*, September 2022, 5.
- ³¹² EBP, “Nantucket Building Material Salvage Study,” April 26, 2022. <https://www.nantucketpreservation.org/wp-content/uploads/2023/05/Nantucket-Building-Material-Salvage-Study-Phases-1-and-2.pdf>.
- ³¹³ ICCROM, “ICCROM partners with Nantucket Historical Association for a graduate student internship programme aimed at a sustainable future of Nantucket’s built heritage in the face of Climate Change,” <https://www.iccrom.org/news/iccrom-and-nantucket-historical-association-create-internship-programme-face-climate-change%E2%80%99s>.
- ³¹⁴ U.S. Census Bureau American Community Survey (ACS) Five-Year Estimates, 2018-2022, Table A17009, via Social Explorer.
- ³¹⁵ U.S. Census Bureau, ACS Five-Year Estimates
- ³¹⁶ By federal definition, “employment base” does not include self-employed individuals. It is a measure of payroll jobs.
- ³¹⁷ 2023 *Town of Nantucket Annual Town Report*, Town of Nantucket, <https://www.nantucket-ma.gov/DocumentCenter/View/48279/2023-Annual-Town-Report-PDF>.
- ³¹⁸ Town of Nantucket, Annual Comprehensive Financial Report, 2021.
- ³¹⁹ “Agricultural Commission,” Town and County of Nantucket, accessed October 26, 2024, <https://www.nantucket-ma.gov/196/Agricultural-Commission>.
- ³²⁰ MassGIS, “Massachusetts Office of Travel and Tourism Regional Tourism Councils,” Mass.gov, March 2024, <https://www.mass.gov/info-details/massgis-data-massachusetts-office-of-travel-and-tourism-regional-tourism-councils>.
- ³²¹ Goodman, Richard A., Rebecca Bunnell, and Samuel F. Posner, 2014, “What is ‘community health’? Examining the meaning of an evolving field in public health,” *Preventative Medicine* (67): S58-S61. <https://doi.org/10.1016/j.ypmed.2014.07.028>.
- ³²² Center for Disease Control and Prevention (CDC), “Social Determinants of Health,” accessed October 14, 2024.
- ³²³ Nantucket Health Department, *Nantucket Chronic Disease Report*, 2020. The department partnered with several health institutions, ranging from local services to national organizations, to develop this report.
- ³²⁴ Massachusetts Environmental Public Health Tracking (EPHT), “Asthma Overview,” Massachusetts Department of Public Health (MDPH), April 4, 2024.
- ³²⁵ A crude rate is the total number of events, or count, divided by the mid-year total population of the selected geography and multiplied by a constant, which is a multiple of 10. For public health crude rates, the typical constants include 100, 1,000, 10,000, or 100,000.
- ³²⁶ CDC, “About Coronary Artery Disease (CAD),” accessed October 9, 2024.
- ³²⁷ Massachusetts Environmental Public Health Tracking (EPHT), “Heart Attack Hospitalization,” Massachusetts Department of Public Health (MDPH), April 4, 2024.
- ³²⁸ Nantucket Cottage Hospital, *Community Health Needs Assessment*, 2021.
- ³²⁹ Nantucket Health Department, *Nantucket Chronic Disease Report*, 2020.
- ³³⁰ World Health Organization (WHO), “Diabetes,” April 5, 2023.
- ³³¹ Nantucket Health Department, *Nantucket Chronic Disease Report*, 2020.
- ³³² Nantucket Health Department, *Nantucket Chronic Disease Report*, 2020.
- ³³³ Nantucket Cottage Hospital, *Community Health Needs Assessment*, 2021.
- ³³⁴ National Institute of Mental Health, “COVID-19 and Mental Health,” National Institutes of Health, May 2024.

- ³³⁵ Nantucket Health Department, *Nantucket Infectious Disease Report*, Jan 2009-Dec 2018.
- ³³⁶ Sam R. Telford, III, Heidi K. Goethert, & Timothy J. Lepore, “Semcentennial of Human Babesiosis, Nantucket Island,” *Pathogens* 10, no. 9, (September 2021): 1159, <https://doi.org/10.3390/pathogens10091159>.
- ³³⁷ Nantucket Health Department, *Nantucket Infectious Disease Report*, Jan 2009-Dec 2018.
- ³³⁸ Town of Nantucket, Massachusetts, “Ticks on Nantucket,” accessed October 10, 2024.
- ³³⁹ Nantucket Current, “Ticks Making A Resurgence On Nantucket This Summer,” July 14, 2024.
- ³⁴⁰ Nantucket Health Department, *Nantucket Infectious Disease Report*, Jan 2009-Dec 2018.
- ³⁴¹ Nantucket Health Department, *Nantucket Infectious Disease Report*, Jan 2009-Dec 2018.
- ³⁴² Town of Nantucket, Massachusetts. Water Department. Accessed October 9, 2024.
- ³⁴³ Siasconset Water Department, *Annual Drinking Water Quality Report, 2023*, and Wannacommet Water Company, *Annual Drinking Water Quality Report, 2023*.
- ³⁴⁴ Jason Graziadei, “Toms Way Residents Sue Chemical Companies Over PFAS Contamination As Mass DEP Launches Investigation,” *Nantucket Current*, October 8, 2024.
- ³⁴⁵ Jason Graziadei, “New Nantucket PFAS Detections ‘Extremely Concerning,’” *Nantucket Current*, May 16, 2025.
- ³⁴⁶ Nantucket Cottage Hospital, *Community Health Needs Assessment*, November 1, 2021.
- ³⁴⁷ Interview with Nantucket Food Fuel & Rental Assistance, by Barrett Planning Group, September 25, 2024.
- ³⁴⁸ Interview with residents, by Barrett Planning Group, September 25, 2024.
- ³⁴⁹ U.S. Department of Agriculture, “Food Security in the U.S.,” September 4, 2024.
- ³⁵⁰ The Greater Boston Food Bank, *Food Equity and Access in Massachusetts, 2024*
- ³⁵¹ Feeding America, *Map the Meal Gap*, “Food Insecurity among the Overall Population in Nantucket County, 2022,” 2024.
- ³⁵² Nantucket Food Fuel & Rental Assistance, “Home,” accessed October 8, 2024.
- ³⁵³ “What We Do,” Nourish Nantucket, accessed July 2025, <https://nourishnantucket.org/>.
- ³⁵⁴ Barnstable County Department of Human Services, “Point in Time Count,” June 2024.
- ³⁵⁵ Interview with residents, by Barrett Planning Group, September 9, 2024.
- ³⁵⁶ Massachusetts, Nantucket Town Charter, Appendix Ch A301-13 Board of Health, accessed September 29, 2024.
- ³⁵⁷ Massachusetts, Nantucket Town Charter, Chapter 12 Council for Human Services, accessed September 30, 2024.
- ³⁵⁸ Town of Nantucket, Massachusetts, Council for Human Services, accessed September 30, 2024.
- ³⁵⁹ Town of Nantucket, Massachusetts, Annual Report. P. 65. 2023, accessed September 29, 2024.
- ³⁶⁰ Town of Nantucket, Massachusetts, Human Services Contract Review Committee, accessed September 30, 2024.
- ³⁶¹ Center for Social and Demographic Research on Aging, Gerontology Institute, *Aging on Nantucket: A community needs assessment*, Nantucket Center for Elder Affairs, Inc., January 2018.
- ³⁶² Town of Nantucket, Massachusetts, Council on Aging, accessed October 11, 2024.
- ³⁶³ Town of Nantucket, Massachusetts, Commission on Disability, accessed October 11, 2024.
- ³⁶⁴ Correspondence with the Nantucket Police Department, by Barrett Planning Group, September 13, 2024.
- ³⁶⁵ Town of Nantucket, Massachusetts, “Our Island Home,” accessed October 11, 2024.
- ³⁶⁶ Correspondence with the OIH representative, by Barrett Planning Group, September 17, 2024.
- ³⁶⁷ Nantucket Cottage Hospital, “About Us,” accessed October 11, 2024.
- ³⁶⁸ “Multiple high-level layoffs at Nantucket Cottage Hospital,” *The Inquirer and Mirror*, February 12, 2025, and “MGB-driven hospital layoffs continue,” March 12, 2025.
- ³⁶⁹ The Warming Place, “Home,” accessed October 9, 2024.
- ³⁷⁰ Correspondence with The Warming Place, by Barrett Planning Group, October 10, 2024.
- ³⁷¹ Nantucket Health Department, *Nantucket Chronic Disease Report, 2020*.
- ³⁷² Nantucket Cottage Hospital, *Community Health Needs Assessment, 2021*.
- ³⁷³ Fairwinds, *Annual Report, 2023*.
- ³⁷⁴ A Safe Place, Inc., “About,” accessed October 13, 2024.
- ³⁷⁵ “What We Do,” Nourish Nantucket, accessed July 2025, <https://nourishnantucket.org/>.
- ³⁷⁶ Nantucket Food Fuel & Rental Assistance, “About Us,” accessed October 8, 2024.
- ³⁷⁷ Interview with Nantucket Food Fuel & Rental Assistance, by Barrett Planning Group, September 25, 2024.

Bibliography

- \$875,000 General Obligation Grant Application Notes.* Town of Nantucket.
[https://prospectus.bondtraderpro.com/\\$NANTUCK.PDF](https://prospectus.bondtraderpro.com/$NANTUCK.PDF).
- 2023 Town of Nantucket Annual Town Report.* Town of Nantucket. <https://www.nantucket-ma.gov/DocumentCenter/View/48279/2023-Annual-Town-Report-PDF>.
- 2022 Town of Nantucket Annual Town Report.* Town of Nantucket. <https://www.nantucket-ma.gov/DocumentCenter/View/42103/2022-Annual-Town-Report-PDF>.
- 2021 Town of Nantucket Annual Town Report.* Town of Nantucket.
<https://archives.lib.state.ma.us/handle/2452/861100>.
- 2020 Town of Nantucket Annual Town Report.* Town of Nantucket.
<https://archives.lib.state.ma.us/handle/2452/850408>.
- 2019 Town of Nantucket Annual Town Report.* Town of Nantucket.
<https://archives.lib.state.ma.us/handle/2452/840771>.
- “5 Amelia Drive - The Hive.” Remain Nantucket. September 30, 2024. <https://remain.org/projects/5-amelia-drive-the-hive/>.
- “About Coronary Artery Disease (CAD).” CDC. October 9, 2024.
- “About Us.” Nantucket Cottage Hospital. “About Us.” October 11, 2024. <https://nantuckethospital.org/about-us/about-nantucket-cottage-hospital/>.
- “About Us.” Nantucket Food Fuel & Rental Assistance. October 8, 2024.
<https://www.assistnantucket.org/about-us>.
- “About Us.” Sustainable Nantucket. September 30, 2024. <https://sustainable-nantucket.org/>.
- “About Us.” Theatre Workshop of Nantucket. October 9, 2024. <https://www.theatrenantucket.org/about-us/history-and-mission>.
- “About White Heron.” White Heron Theatre Company. October 9, 2024.
<https://whiteherontheatre.org/about-white-heron-5/>.
- “About.” A Safe Place. Inc. October 13, 2024. <https://www.asafeplacenantucket.org/about-us/history>.
- “About.” ACKlimate. October 3, 2024. <https://www.acklimate.org/about>.
- “About.” Artists Association of Nantucket. October 9, 2024. <https://www.nantucketarts.org/about>.
- “About.” Nantucket Dreamland. October 9, 2024. <https://www.nantucketdreamland.org/about/the-foundation-and-history>.
- “About.” Nantucket Land Bank. October 1, 2024. <https://www.nantucketlandbank.org/about/>.
- “Accessible Properties.” Nantucket Land Bank. October 1, 2024.
<https://www.nantucketlandbank.org/properties/handicap-accessible-properties/>.

- "Accurate Flood Maps are Essential for Climate Adaptation." Natural Resources Defense Council. October 3. <https://www.nrdc.org/bio/rob-moore/accurate-flood-maps-are-essential-climate-adaptation>.
- "ACK the Clean Team." Fisher Real Estate Nantucket. October 3, 2024. <https://fishernantucket.com/ack-the-clean-team/>.
- ACK Energy. "Brief History of Energy on Nantucket." October 7, 2024. <http://www.ackenergy.org/brief-history-of-energy-on-nantucket.html>
- "Agricultural Commission." Town of Nantucket. September 30, 2024. <https://www.nantucket-ma.gov/196/Agricultural-Commission>.
- "Agriculture." Nantucket Land Bank. October 1, 2024. <https://www.nantucketlandbank.org/mission/agriculture/>.
- Arcadis, One Architecture, The Craig Group Stoss, Coastal Resilience Advisory Committee et al. *Nantucket Coastal Resilience Plan*, November 2021. <https://www.nantucket-ma.gov/DocumentCenter/View/40278/Nantucket-Coastal-Resilience-Plan-PDF>.
- Article 68 Work Group. *Best Management Practices for Landscape Fertilizer Use on Nantucket Island*. Wetland Protection Chapter 390 Appendix A. October 2020. <https://ecode360.com/attachment/NA0948/NA0948-390a%20App%20A%20Fertilizer%20Use%20on%20Nantucket%20Island.pdf>.
- Aubuchon, Brennan, Melo, Tyler, Moriarty, Callan, and Poulos, Jared. *Updating Nantucket's GHG Inventory*. Worcester Polytechnic Institute. Nantucket Energy Office. *December 9, 2020*. <https://bpb-us-w2.wpmucdn.com/wp.wpi.edu/dist/e/127/files/2020/12/GHG-Final-Report.pdf>.
- Balducci, Patrick, Jan Alam, Tom McDermott, Vanshika Fotedar, Xu Ma, Di Wu, Bilal Bhatti, Kendall Mongird, Bishnu Bhattarai, Alasdair Crawford, and Sumittra Ganguli. *Nantucket Island Energy Storage System Assessment: Final Report*. August 2019.
- Barnstable County Department of Human Services. "Point in Time Count." June 2024. <https://barnstablecounty.sharepoint.com/sites/Public/Shared%20Documents/Committees/Human%20Services%20-%20Point%20in%20Time%20Results/2024/PIT%20Report%20Final%205-30-24.pdf>.
- Beaubouef, Bruce. "Feds Shut Down Vineyard Wind Project following turbine blade failure." *Offshore Magazine*. July 21, 2024. <https://www.offshore-mag.com/renewable-energy/article/55127394/feds-shut-down-vineyard-wind-project-following-turbine-blade-failure>.
- BETA Group. Pavement Management Program. May 26, 2024. <https://www.nantucket-ma.gov/DocumentCenter/View/45504/2023-Nantucket-Pavement-Management-Report-PDF>
- Brace, Peter. *Nantucket Blue Pages: A Citizen's Guide to Protecting Nantucket Waters*. 2018. <https://www.nantucketlandcouncil.org/wp-content/uploads/A-Citizens-Guide-to-Protecting-Nantucket-Waters.pdf>.

- Carr, Rita. "Demolition Delay Bylaw FAQ for Special Town Meeting." September 13, 2024. <https://www.nantucketpreservation.org/demolition-delay-bylaw-faq-for-special-town-meeting-11055/>.
- _____. "New Flooding Adaptation & Building Elevation Design Guidelines." Nantucket Preservation Trust. October 7, 2024. <https://www.nantucketpreservation.org/new-flooding-adaptation-building-elevation-design-guidelines-adapted-8438/>.
- Catanzaro, Paul, Sutcliffe, Kate, and Wells, Sarah. *Open Space Handbook*. MassWoods. <https://masswoods.org/sites/masswoods.org/files/pdf-doc-ppt/Open%20Space%20Handbook.pdf>.
- CDC Foundation, "What is Public Health?" <https://www.cdcfoundation.org/what-public-health>.
- CDM Smith. *Preliminary Assessment of PFAS - Townwide Planning Approach. Nantucket. Massachusetts*. March 16, 2021. ES-1. <https://www.nantucket-ma.gov/DocumentCenter/View/38488/Preliminary-Final-Risk-Assessment-Report-for-Nantucket-PDF>.
- Center for Social and Demographic Research on Aging. Gerontology Institute. *Aging on Nantucket: A community needs assessment*. Nantucket Center for Elder Affairs, Inc. January 2018. <https://nantucket-ma.gov/DocumentCenter/View/19103/Aging-on-Nantucket-A-community-needs-assessment-by-The-Nantucket-Center-for-Elder-Affairs-Inc-Needs-Assessment-Study-May-2018?bidId=>.
- "Certified Local Government Commission." Town of Nantucket. October 8, 2024. <https://www.nantucket-ma.gov/2319/Certified-Local-Government-Commission>.
- "Climate & Monthly Weather Forecast Nantucket, MA." Weather Atlas. October 8, 2024. <https://www.weather-atlas.com/en/massachusetts-usa/nantucket-climate>.
- "Coastal Resilience Advisory Committee." Town of Nantucket. <https://www.nantucket-ma.gov/1391/Coastal-Resilience-Advisory-Committee>.
- Code of the Town of Nantucket*. Town of Nantucket. Legislation through November 7, 2023. <https://ecode360.com/NA0948#11766091>.
- "Commission on Disability." Town of Nantucket. Massachusetts. October 11, 2024. <https://www.nantucket-ma.gov/302/Commission-on-Disability>.
- "Community Recreation & Athletic Fields." Parks and Recreation Commission. Town of Nantucket. October 1, 2024. <https://www.nantucket-ma.gov/694/Community-Recreation-Athletic-Fields>.
- Comprehensive Annual Financial Report (CAFR), Town of Nantucket, 2021.
- "Council for Human Services." Town of Nantucket. September 30, 2024. <https://nantucket-ma.gov/365/Council-for-Human-Services>.
- "Council on Aging." Town of Nantucket. October 11, 2024. <https://www.nantucket-ma.gov/169/Council-on-Aging>.

- “COVID-19 and Mental Health.” National Institute of Mental Health. National Institutes of Health. May 2024. <https://www.nimh.nih.gov/health/topics/covid-19-and-mental-health>.
- The Craig Group. *Nantucket Resilience Toolkit*. Resilient Nantucket. 2021. <https://www.nantucket-ma.gov/DocumentCenter/View/39406/Nantucket-Resilience-Toolkit-PDF>.
- “Diabetes.” World Health Organization. April 5, 2023. <https://www.who.int/news-room/fact-sheets/detail/diabetes>.
- Economic Research Service. “Food Security in the U.S.” U.S. Department of Agriculture. September 4, 2024. <https://ers.usda.gov/topics/food-nutrition-assistance/food-security-in-the-u-s/>.
- “Eelgrass Health and Restoration.” Nantucket Land & Water Council. September 30, 2024. <https://www.nantucketlandwater.org/research/eelgrass-health-and-restoration/>.
- “Environmental Justice Populations in Massachusetts.” Massachusetts Executive Office of Energy and Environmental Affairs. October 26, 2024. <https://www.mass.gov/info-details/environmental-justice-populations-in-massachusetts>.
- Executive Office of Labor and Workforce Development, ES-202, 2022 Annual Report.
- Fairwinds. *Annual Report*. November 15, 2023. <https://www.flipsnack.com/7D6D9ACC5A8/fairwinds-2023-annual-report.html>.
- “FAQs: Does the aquifer that the Island gets groundwater from have PFAS in it?” Town of Nantucket. October 8, 2024. <https://www.nantucket-ma.gov/Faq.aspx?QID=607>.
- “FAQs: Is there an accessible transportation door-to-door service for the elderly?” Town of Nantucket. October 23, 2024. <https://www.nantucket-ma.gov/FAQ.aspx?QID=150>.
- “The Farm.” Bartlett’s Farm. October 8, 2024. <https://bartlettsfarm.com/the-farm/>.
- Farmland Soil Classes of Massachusetts*. U.S. Department of Agriculture. October 2019. <https://www.mass.gov/doc/farmland-soil-classes-of-massachusetts/download>.
- “Fleet.” Hy-Line Cruises. October 2024. <https://hylinecruises.com/fleet/>.
- “Flood Maps.” FEMA. October 7, 2024. <https://www.fema.gov/flood-maps>.
- Goodman, Richard A., Rebecca Bunnell, and Samuel F. Posner. 2014. “What is ‘community health’? Examining the meaning of an evolving field in public health,” *Preventative Medicine* (67): S58-S61. <https://doi.org/10.1016/j.ypped.2014.07.028>.
- Good Neighbor Agreement*. Town of Nantucket. August 27, 2020. <https://www.nantucket-ma.gov/DocumentCenter/View/37347/Good-Neighbor-Agreement-PDF>.
- Gosse, John and Thompson, Woodrow. “Glossary of Terms Used on Surficial Geology Maps.” Maine Department of Agriculture, Conservation, and Forestry. October 4, 2024. <https://www.maine.gov/dacf/mgs/pubs/mapuse/surficial/surf-glossary.htm>.
- Graziadei, Jason. “Citing Staff Woes, Steamship Cuts Summer Fast Ferry Trips and Swaps Boats on Nantucket Route.” *Nantucket Current*. May 28, 2023. <https://nantucketcurrent.com/news/citing-staffing-woes-steamship-cuts-summer-fast-ferry-trips-and-swaps-boats-on-nantucket-route>.

- _____ “New Nantucket PFAS Detections ‘Extremely Concerning,’” *Nantucket Current*, May 16, 2025.
- _____ “Undersea Electric Cable to Nantucket Back Online.” *Nantucket Current*. May 14, 2024. <https://nantucketcurrent.com/news/undersea-electric-cable-to-nantucket-back-online>.
- _____ “Research Confirms Nantucket’s Massive Deer Herd Traces Back to Two Does from Michigan.” *Nantucket Current*. December 7, 2023. <https://nantucketcurrent.com/news/new-research-confirms-most-of-nantuckets-massive-deer-herd-traces-back-to-two-does-from-michigan>.
- _____ “Toms Way Residents Sue Chemical Companies Over PFAS Contamination As Mass DEP Launches Investigation,” *Nantucket Current*, October 8, 2024.
- _____ “Town Meeting Approves Creation Of Coastal Resilience Districts. But Balks At Concept Of Betterment Fees.” *Nantucket Current*. May 10, 2024. <https://nantucketcurrent.com/news/town-meeting-approves-creation-of-coastal-resilience-districts-but-balks-at-concept-of-betterment-fees>.
- The Greater Boston Food Bank. *Food Equity and Access in Massachusetts*. 2024. https://www.gbfb.org/wp-content/uploads/2024/05/GBFB_Food-Access-Report_2024_final.pdf.
- “Green Community Designation.” Energy Office. Town Nantucket. October 10, 2024. <https://www.nantucket-ma.gov/2871/Green-Community-Designation>.
- “Green Crab Project.” Nantucket Shellfish association. October 8, 2024. <https://www.nantucketshellfish.org/news/green-crab-project>.
- “Green Crab Research.” Nantucket Land & Water Council. October 8, 2024. <https://www.nantucketlandwater.org/research/green-crab-research/>.
- Greenman-Pedersen, Inc. *Traffic Study & Strategy for the Mid-Island Area*. July 8, 2005. <https://www.nantucket-ma.gov/470/Mid-Island-Area-Traffic-Study>
- “Harbor & Shellfish Advisory Board.” Town of Nantucket. October 8, 2024. <https://www.nantucket-ma.gov/435/Harbor-Shellfish-Advisory-Board>.
- “Hardwood Forests.” Nantucket Conservation Foundation. October 7, 2024. <https://www.nantucketconservation.org/properties/habitat-types/forests/>.
- Helios Land Design. *Town of Nantucket Open Space and Recreation Plan*. October 2009. <https://www.nantucket-ma.gov/DocumentCenter/View/29042/Nantucket-Open-Space-and-Recreation-Plan-2007-PDF?bidId=>.
- “High Tide Flooding.” Center for Operational Oceanographic Products and Services. National Oceanic and Atmospheric Administration. October 3, 2024. <https://tidesandcurrents.noaa.gov/high-tide-flooding/>.
- Hightower, Satta Sarmah. “Nantucket’s Black Heritage Trail Honors the Black Community.” Eastern Bank. July 23, 2018. <https://www.easternbank.com/nantuckets-black-heritage-trail-honors-black-community>.
- Hill, Leah. “Where We Are 1.5 Years After the Adoption of Nantucket’s Coastal Resilience Plan.” Presentation at Nantucket Conference 2023: Topic 2. *Woods Hole Sea Grant*. <https://seagrant.whoi.edu/wp-content/uploads/2023/06/LHill-Topic-2-Nantucket-Conf-2023.pdf>.
- “Home.” Nantucket Food Fuel & Rental Assistance. October 8, 2024. <https://www.assistnantucket.org/>.

- “Home.” The Warming Place. October 9, 2024. <https://thewarmingplace.org/>.
- “How Many High Tides Are There Per Day?” National Oceanic and Atmospheric Administration. October 3, 2024. <https://oceanservice.noaa.gov/facts/high-tide.html>.
- “Human Services Contract Review Committee.” Town of Nantucket. September 30, 2024. <https://www.nantucket-ma.gov/437/Human-Services-Contract-Review-Committee>.
- Hy-Line Cruises. *Nantucket*. October 2024. <https://hylinecruises.com/wp-content/uploads/2024/06/Nantucket.pdf>.
- “Invasive Species Removal.” Nantucket Land Bank. October 8, 2024. <https://www.nantucketlandbank.org/mission/conservation/habitat-management/invasive-species-removal/>.
- Jacobs Engineering and Robin Lee Monroe & Associates, *Nantucket Memorial Airport Master Plan Update*. <https://www.nantucket-ma.gov/658/Master-Plan-Elements>
- Karberg, Dr. Jen. “Harmful Algal Blooms on Nantucket.” Nantucket Conservation Foundation. October 9, 2024. <https://www.nantucketconservation.org/harmful-algal-blooms-on-nantucket/>.
- Karttunen, Frances. “How many Wampanoags were on Nantucket when the first English settlers arrived in 1659?” Nantucket Historical Association. October 9, 2024. <https://nha.org/research/nantucket-history/history-topics/how-many-indians-were-on-nantucket-when-the-first-english-settlers-arrived-in-1659/>.
- Landscaping with Native Plants on Nantucket*. Nantucket Land & Water Council. September 27, 2024. <https://www.nantucketlandcouncil.org/wp-content/uploads/Biodiversity-Broch-Pages-In-order.pdf>.
- “Learn About Environmental Justice.” United States Environmental Protection Agency. October 26, 2024. https://19january2021snapshot.epa.gov/environmentaljustice/learn-about-environmental-justice_.html.
- “List of Event.” Nantucket Chamber of Commerce. October 9, 2024. <https://www.nantucketchamber.org/list-of-events/>.
- “MA Endangered Species Act (MESA) Overview.” Mass.gov. October 16, 2024. <https://www.mass.gov/info-details/ma-endangered-species-act-mesa-overview>.
- MacNab, Dr. Malcolm, Tivan, Gregg, and Mele, Jericho. “Strategic Plan Update: Healthy and Vibrant Community.” Presentation. June 12, 2024. <https://www.nantucket-ma.gov/DocumentCenter/View/48269/Select-Board-Healthy-Vibrant-Community-Focus-Area-Presentation--June-12-2024>.
- “Map the Meal Gap: Food Insecurity among the Overall Population in Nantucket County. 2022.” Feeding America.
- “Massachusetts 2020 Environmental Justice Populations.” Massachusetts Executive Office of Energy and Environmental Affairs. November 12, 2022. <https://mass-eoeea.maps.arcgis.com/apps/MapSeries/index.html?appid=535e4419dc0545be980545a0eeaf9b53>.

Massachusetts Department of Economic Research, ES-202, 2022 Annual Report.

Massachusetts Department of Education. District Profile of the Nantucket Public Schools. October 4, 2024. <https://profiles.doe.mass.edu/general/general.aspx?topNavId=1&leftNavId=100&orgcode=01970000&orgtypecode=5>.

Massachusetts Department of Transportation Municipal Transportation Dashboard, Town of Nantucket. <https://gis.massdot.state.ma.us/DataViewers/MunicipalDashboard/mainView.html?town=Nantucket&dash=Roadways>.

Massachusetts Environmental Public Health Tracking (EPHT). "Asthma Overview." Massachusetts Department of Public Health (MDPH). April 4, 2024.

_____ "Heart Attack Hospitalization." Massachusetts Department of Public Health (MDPH). April 4, 2024.

Massachusetts Executive Office of Energy and Environmental Affairs. "MCFRM 1pct 2050." ResilientMass Maps and Data Center. October 3, 2024. <https://resilientma-mapcenter-mass-eoeea.hub.arcgis.com/datasets/Mass-EOEEA::mcfrm-1pct-2050/about>.

Massachusetts Great Ponds List. Mass.gov. September 2017. <https://www.mass.gov/doc/massachusetts-great-ponds-list/download>.

Massachusetts Office of Environmental Justice and Equity (OEJE). "Environmental Justice Populations in Massachusetts." Mass.gov. October 13, 2024. <https://www.mass.gov/info-details/environmental-justice-populations-in-massachusetts>.

Massachusetts Department of Transportation. Municipal Transportation Dashboard: Town of Nantucket. Accessed October 23, 2024. <https://gis.massdot.state.ma.us/DataViewers/MunicipalDashboard/mainView.html?town=Nantucket&dash=Roadways>

MassGIS. "2016 Land Cover/Land Use." May 2019. <https://www.mass.gov/info-details/massgis-data-2016-land-coverland-use>.

_____ "BioMap: The Future of Conservation." November 2022. Prepared by MassWildlife and the Massachusetts Chapter of the Nature Conservancy. <https://www.mass.gov/info-details/massgis-data-biomap-the-future-of-conservation>.

_____ "Massachusetts Office of Travel and Tourism Regional Tourism Councils." Mass.gov, March 2024. <https://www.mass.gov/info-details/massgis-data-massachusetts-office-of-travel-and-tourism-regional-tourism-councils>.

_____ "MassDEP Wellhead Protection Areas (Zone II, Zone I, IWPA)." April 2024. Prepared by the Massachusetts Department of Environmental Protection. <https://www.mass.gov/info-details/massgis-data-massdep-wellhead-protection-areas-zone-ii-zone-i-iwpa>.

_____ "Protected and Recreational Open Space." August 2024. <https://www.mass.gov/info-details/massgis-data-protected-and-recreational-openspace>.

- _____ “Soils SSURGO-Certified NRCS.” November 2021. Prepared by the United States Department of Agriculture Natural Resources Conservation Service. <https://www.mass.gov/info-details/massgis-data-soils-ssurgo-certified-nrcs>.
- _____ “Town of Nantucket Assessor’s Records FY2024.” Accessed October 7, 2024. <https://www.mass.gov/info-details/massgis-data-layers>.
- _____ “U.S. EPA Ecoregions.” July 1999. Prepared by the US Environmental Protection Agency. <https://www.mass.gov/info-details/massgis-data-us-epa-ecoregions>.
- May, Michael. *Building with ‘Sconset in Mind*. ‘Sconset Trust. 2023. <https://www.nantucket-ma.gov/DocumentCenter/View/44405/Building-with-Sconset-in-Mind---Sconset-Trust-PDF>.
- McGrady, JohnCarl. “Ticks Making A Resurgence On Nantucket This Summer.” *Nantucket Current*. July 14, 2024. <https://nantucketcurrent.com/news/ticks-making-a-resurgence-on-nantucket-this-summer-and-watch-out-for-the-lone-stars>.
- “Miacomet Pond Dredge Plan.” Natural Resources Department. Town of Nantucket. October 10, 2024. <https://nantucket-ma.civilspace.io/en/projects/miacomet-pond-dredge-plan>.
- Milone & MacBroom, Inc. *Town of Nantucket Community Resilience Building Workshop Summary of Findings Final Report*. April 2019. <https://www.nantucket-ma.gov/DocumentCenter/View/24242/Community-Resilience-Building-Workshop?bidId=>.
- _____ *Town of Nantucket Natural Hazard Mitigation Plan*. February 2019. <https://nantucket-ma.gov/DocumentCenter/View/29051/Town-of-Nantucket-Natural-Hazard-Mitigation-Plan?bidId=>.
- “Mission and Vision.” Nantucket Land & Water Council. October 1, 2024. <https://www.nantucketlandwater.org/strategic-vision/>.
- “Mission.” Linda Loring Nature Foundation. October 1, 2024. <https://llnf.org/mission>.
- “Montessori Children’s House Tuitions 2022-2023.” Montessori Children’s House of Nantucket. September 4, 2024. <https://mchnantucket.org/admissions/tuition-montessori>.
- “Museums.” Nantucket Cultural District. October 9, 2024. <https://www.nantucketculturaldistrict.org/organization-type/museum/>.
- Museum of African American History. *Nantucket Black Heritage Trail*. <https://f.hubspotusercontent40.net/hubfs/8912397/Black%20Heritage%20Trail%20Nantucket%20-%20FINAL.pdf>.
- “Nantucket and Madaket Harbors Action Plan Update Committee.” Town of Nantucket. September 24, 2024. <https://www.nantucket-ma.gov/2604/Nantucket-and-Madaket-Harbors-Action-Pla>.
- “Nantucket Atheneum. free public library.” Nantucket Cultural District. October 9, 2024. <https://www.nantucketculturaldistrict.org/organization/nantucket-atheneum/>.
- “Nantucket Climate.” Climate Data. October 8, 2024. <https://en.climate-data.org/north-america/united-states-of-america/massachusetts/nantucket-13135/>.

- Nantucket Cottage Hospital. *Community Health Needs Assessment*. November 1, 2021. <https://nantuckethospital.org/wp-content/uploads/2021/11/FY2021-Nantucket-Community-Health-Needs-Assessment.pdf?x59333>.
- Nantucket Electric Company. *Financial Statements for the Years Ended March 31, 2024 and 2023*. National Grid. <https://www.nationalgrid.com/document/152376/download>.
- “Nantucket Green Crab Week.” Maria Mitchell Association. October 8, 2024. <https://www.mariamitchell.org/nantucket-green-crab-week>.
- “Nantucket Harbors Sediment Transport Study and Dredge Plan.” Natural Resources Department. Town of Nantucket. October 10, 2024. <https://nantucket-ma.civilspace.io/en/projects/nantucket-harbors-sediment-transport-study-and-dredge-plan>.
- Nantucket Health Department. *Nantucket Chronic Disease Report*. 2020. <https://ma-nantucket.civicplus.com/DocumentCenter/View/35203/Chronic-Disease-Report-2020-PDF>.
- _____. *Nantucket Infectious Disease Report*. Jan 2009-Dec 2018. <https://www.nantucket-ma.gov/DocumentCenter/View/35202/Infectious-Disease-Report-2019-PDF>.
- “Nantucket Historical Commission.” Town of Nantucket. September 24, 2024. <https://www.nantucket-ma.gov/439/Nantucket-Historical-Commission>.
- Nantucket Historic District Commission. *Nantucket Historic District Commission: Background & Objectives*. <https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Background--Objectives-Summary-Mission-Statement-PDF>.
- Nantucket Historical Commission. *Preserving Historic Pavement on Nantucket: Information and Guidelines for Preservation and Maintenance*. January 2021. <https://www.nantucket-ma.gov/DocumentCenter/View/35050/Historic-Pavement-on-Nantucket---Information-and-Guidelines-PDF>.
- _____. *Roundabouts with Nantucket in Mind*. February 2020. <https://www.nantucket-ma.gov/DocumentCenter/View/35044/Roundabouts-with-Nantucket-In-Mind-PDF>.
- “Nantucket Museums & Sites.” Insider’s Guide to Nantucket. October 9, 2024. <https://nantucket.net/museums/>.
- “Nantucket Needs a New Senior Center.” Friends of Nantucket Seniors. Nantucket Center for Elder Affairs, Inc. September 30, 2024. <https://friendsofnantucketseniors.org/nantucket-needs-a-new-senior-center/>.
- Nantucket Planning and Economic Development Commission. Coordinated Human Services Public Transportation Plan for the Nantucket Region 2020. June 2019.
- _____. Long-Range Transportation Plan 2024-2024. 2023.
- _____. Nantucket Master Plan. 2009.
- Nantucket Public Schools. *School Committee Sub-Committees and Task Forces*. May 24, 2023. https://www.npsk.org/cms/lib/MA01907678/Centricity/domain/28/agendas/agenda%202023-2024/SC_SUB_COMMITTEES_FY24.pdf.

- Nantucket Shellfish Management Plan Committee. *Shellfish Management Plan*. October 2012.
<https://www.nantucket-ma.gov/DocumentCenter/View/88/Final-Shellfish-Management-Plan-PDF>.
- Nantucket Select Board. *Nantucket Select Board Strategic Plan*. Accessed October 23, 2024.
<https://nantucket-ma.civilspace.io/en/projects/transportation>.
- “NRTA Administration.” Nantucket Regional Transportation Authority.
<https://www.nrtawave.com/about/nrta-administration>.
- “Tree Advisory Committee.” Town of Nantucket. October 23, 2024. <https://www.nantucket-ma.gov/458/Tree-Advisory-Committee>.
- National Grid, 2024 *Future Grid Plan for Massachusetts*. January 2024.
<https://www.nationalgridus.com/media/pdfs/our-company/massachusetts-grid-modernization/future-grid-full-plan.pdf>.
- Nelson\Nygaard Consulting Associates. *Parking Management Plan: Potential Parking Management Strategies*. September 2010. <https://www.nantucket-ma.gov/DocumentCenter/View/5528/Parking-Mgmt-Strategies---Nelson-Nygaard---September-2010?bidId=>
- Newell, Aimee E. “Nantucket’s Agricultural Fairs. 1856-90.” Nantucket Historical Association. October 8, 2024.
<https://nha.org/research/nantucket-history/history-topics/nantuckets-agricultural-fairs-1856-90-historic-nantucket-fall-2002-vol-51-no-4/>.
- NRTA. *Complementary Paratransit*. https://cdn.prod.website-files.com/6623d0c4c3d16f2cc912876c/66240989fb4048de4e37b029_Paratransit.pdf.
- O’Neill, Claire. “Nantucket’s ‘Last Wampanoags’: The Picture Show.” NPR. October 21, 2012.
<https://www.npr.org/sections/pictureshow/2012/11/21/165663934/nantuckets-last-wampanoags>.
- “Our Island Home.” Town of Nantucket. October 11, 2024. <https://www.nantucket-ma.gov/157/Our-Island-Home>.
- “Our Work.” Remain Nantucket. September 30, 2024. <https://remain.org/our-work/>.
- “Private School Universe Survey.” Nantucket Lighthouse School. National Center for Education Statistics. October 4, 2024.
https://nces.ed.gov/surveys/pss/privateschoolsearch/school_detail.asp?Search=1&SchoolName=nantucket+lighthouse&State=25&NumOfStudentsRange=more&IncGrade=-1&LoGrade=-1&HiGrade=-1&ID=A0990071.
- “Private School Universe Survey.” Nantucket New School. National Center for Education Statistics. October 4, 2024.
https://nces.ed.gov/surveys/pss/privateschoolsearch/school_detail.asp?Search=1&SchoolName=nantucket+new+school&State=25&NumOfStudentsRange=more&IncGrade=-1&LoGrade=-1&HiGrade=-1&ID=A9103082.
- “Program Prices.” Nantucket PowerChoice. October 7, 2024.
<https://www.masspowerchoice.com/nantucket/prices>.

- “Proposed Changes to Resource Area Buffer Zones.” Conservation Commission. Town of Nantucket. September 30, 2024. <https://nantucket-ma.gov/3139/Proposed-Changes-to-Resource-Area-Buffer>.
- “Protected Species.” Natural Resources Department. Town of Nantucket. October 8, 2023. <https://nantucket-ma.civilspace.io/en/projects/protected-species>.
- The Public Archaeology Laboratory, Inc. *Historic Properties Survey Plan*. September 2022. <https://www.nantucket-ma.gov/DocumentCenter/View/44605/Historic-Properties-Survey-Plan-PDF>.
- Quigley, Kaie. “Town Pier Floating Docks Replaced.” *Inquirer and Mirror*. January 11, 2024. https://www.ack.net/news/town-pier-floating-docks-replaced/article_264c7dfb-b024-509c-b1f2-6a1ceca0ddf9.html.
- Nantucket Department of Planning and Land Use Services. Report from Downtown Parking Management System to Select Board. November 29, 2023.
- Scott, Ann. *Annual Report – Executive Director’s Letter*. Nantucket Atheneum. 2022. <https://nantucketatheneum.org/91516-2/>.
- “Shellfish Permit.” Police Department. Town of Nantucket. October 9, 2024. <https://www.nantucket-ma.gov/2304/Shellfish-Permit>.
- “Shorebirds: Migration in Motion.” Nantucket Conservation Foundation. October 7, 2024. <https://www.nantucketconservation.org/shorebirds-migration-in-motion/>.
- “Shoreline Change Monitoring.” Natural Resources Department. Town of Nantucket. October 10, 2024. <https://www.nantucket-ma.gov/2628/Shoreline-Change-Monitoring>.
- Siasconset Water Department. *Annual Drinking Water Quality Report*. 2023. <https://ma-nantucket.civicplus.com/DocumentCenter/View/47808/Water-Quality-Report-Siasconset-Water-Department-2023-PDF>.
- Skelton, Renee, Miller, Vernice, and Lindwall, Courtney. “The Environmental Justice Movement.” National Resources Defense Council (NRDC). August 22, 2023. <https://www.nrdc.org/stories/environmental-justice-movement>.
- “Social Determinants of Health.” Center for Disease Control and Prevention (CDC). October 14, 2024. <https://www.cdc.gov/public-health-gateway/php/about/social-determinants-of-health.html>.
- “Southern Pine Beetle Management.” Nantucket Conservation Foundation. September 30, 2024. <https://www.nantucketconservation.org/science-stewardship/land-management/southernpinebeetle/>.
- “Stormwater Sampling.” Nantucket Land & Water Council. October 7, 2024. <https://www.nantucketlandwater.org/research/stormwater-sampling/>.
- “Stormwater.” Sewer Department. Town of Nantucket. September 27, 2024. <https://www.nantucket-ma.gov/1361/Stormwater>.
- “Stretch Energy Code - FYI!” Energy Office. Town of Nantucket. October 10, 2024. <https://www.nantucket-ma.gov/3078/Stretch-Energy-Code---FYI>.

“Sustainability.” Town of Nantucket. September 18, 2024. <https://www.nantucket-ma.gov/1129/Sustainability>.

Telford III., Sam R., Heidi K., Goethert, and Lepore, Timothy J. “Semicentennial of Human Babesiosis. Nantucket Island.” *Pathogens* 10. no. 9. (September 2021): 1159. <https://doi.org/10.3390/pathogens10091159>.

Tetra Tech Rizzo. *Third Draft Downtown Parking Study*. January 25, 2010.

<https://www.nantucket-ma.gov/DocumentCenter/View/1195/Downtown-Parking-Study?bidId=>

Thais M. Fournier. *Water Resource Management Plan*. Natural Resources Department. Town of Nantucket. 2023. <https://www.nantucket-ma.gov/DocumentCenter/View/46499/Water-Resource-Management-Plan-PDF>.

“Ticks on Nantucket.” Health and Human Services Department. Town of Nantucket. October 10, 2024. <https://www.nantucket-ma.gov/2766/Ticks-on-Nantucket>.

Town & County of Nantucket. *Diversity, Equity, and Inclusion Strategic Plan*. 2023. <https://nantucket-ma.gov/DocumentCenter/View/45038/Nantuckets-Diversity-Equity-and-Inclusion-Strategic-Plan--2023-PDF>.

Town of Nantucket Conservation Commission. *Wetland Protection Regulations*. July 1, 2013. <https://www.nantucket-ma.gov/DocumentCenter/View/1008/Conservation-Commission-Wetland-Regulations-2013-PDF>.

Town of Nantucket Planning and Land Use Services and Weston & Sampson. *Town of Nantucket Open Space and Recreation Plan*. 2022. <https://www.nantucket-ma.gov/DocumentCenter/View/43749/DRAFT-Nantucket-Open-Space--Recreation-Plan-2023-PDF?bidId=>

Town of Nantucket Select Board. *Select Board Pledge to the Nantucket Community*. June 24, 2020. <https://nantucket-ma.gov/DocumentCenter/View/36850/Select-Board-Statement-to-the-Nantucket-Community---June-24-2020-PDF>.

Town of Nantucket Town Charter. Town of Nantucket. <https://ecode360.com/31938100>.

Town of Nantucket. *Town of Nantucket Taxi Rates*. Effective May 9, 2024. <https://www.nantucket-ma.gov/DocumentCenter/View/47596/Nantucket-Taxi-Rates--Adopted-May-1-2024--Effective-May-9-2024>.

“Trails & Property.” Linda Loring Nature Foundation. October 1, 2024. <https://llnf.org/trailsandproperty>.

Treffeisen, Beth. “Beach erosion threatens sewage-treatment plant on Nantucket.” *Boston Globe*. February 22, 2024. <https://www.bostonglobe.com/2024/02/22/science/nantucket-sewer-treatment-plant-erosion-climate-change/?event=event12>.

“Tuition & Financial Assistance.” Nantucket New School. October 4, 2024. <https://www.nantucketnewschool.org/admissions/tuition-and-financial-assistance>.

U.S. Census Bureau. 2020.

_____. American Community Survey Five-Year Estimates (2007-2015, 2018-2022). Prepared by Social Explorer. <https://www.socialexplorer.com/>.

_____. County of Nantucket. OnTheMap. 2021. <https://onthemap.ces.census.gov>.

- "Updates." Nantucket Resource Partnership. October 3, 2024. <https://thenrp.org/updates/>.
- "Virtual Tour of a Native Biodiversity Meadow." Nantucket Conservation Foundation. October 8, 2024. <https://www.nantucketconservation.org/native-biodiversity-virtual/>.
- "Visitor Information." Nantucket Conservation Foundation. October 1, 2024. <https://www.nantucketconservation.org/properties/visitor-information/>.
- "Visitor Services Advisory Committee." Town of Nantucket. October 23, 2024. <https://www.nantucket-ma.gov/210/Visitor-Services-Advisory-Committee>.
- Wannacomet Water Company. *Annual Drinking Water Quality Report*. 2023. <https://www.nantucket-ma.gov/DocumentCenter/View/47809/Water-Quality-Report-Wannacomet-Water-Department-2023-PDF>.
- "Water Department." Town of Nantucket. October 9, 2024. <https://www.nantucket-ma.gov/1897/Water-Department>.
- "Water Quality." Town of Nantucket. October 18, 2024. <https://www.nantucket-ma.gov/718/Water-Quality>.
- Way, Ginny. *Sustainable Preservation*. <https://www.nantucket-ma.gov/DocumentCenter/View/6251/Sustainable-Preservation---Final-PDF>.
- Weston and Sampson. *Nantucket, Massachusetts Parks and Recreation Master Plan*. November 2020. [nantucket-ma.gov/DocumentCenter/View/29381/Parks-and-Recreation-Master-Plan---Final-Report-2020-PDF](https://www.nantucket-ma.gov/DocumentCenter/View/29381/Parks-and-Recreation-Master-Plan---Final-Report-2020-PDF).
- Weston and Sampson. *Town Sewer District Sewer Master Plan*. April 2020. <https://www.nantucket-ma.gov/DocumentCenter/View/36750/Nantucket-Sewer-Master-Plan-Report-FINAL>.
- "Whaling." Nantucket Historical Association. October 9, 2024. <https://nha.org/research/nantucket-history/history-topic/whaling/>.
- "What We Do." Nantucket Conservation Foundation. October 1, 2024. <https://www.nantucketconservation.org/about/what-we-do/>.
- "Where They Go Next." Nantucket New School. October 4, 2024. <https://www.nantucketnewschool.org/admissions/where-they-go-next>.
- "Windswept Bog." Nantucket Conservation Foundation. September 30, 2024. <https://www.nantucketconservation.org/properties/windswept/>.
- Woods Hole, Martha's Vineyard and Nantucket Steamship Authority, *History & Organization*, <https://www.steamshipauthority.com/about/history>.
- "Worship." Nantucket Chamber of Commerce. October 9, 2024. <https://www.nantucketchamber.org/worship/>.