

TOM NEVERS CIVIC ASSOCIATION

June 2008 Newsletter

Important Events This Year in Tom Nevers ...

Our Member Cocktail Party

Share fun times with your neighbors and make lots of new friends at our biggest social event of the season. Hosted by Steve & Eleanor Roethke at 23 Flintlock Road.

July 19th ... 5:30-7:00pm



TNCA Annual Meeting

Learn first hand about new issues affecting our Area and share ideas with your neighbors, as we work together to make Tom Nevers the most livable spot on the Island.

at Nantucket High School

August 2nd ... 9:00-10:15am



Circus Flora

The magical circus that raises funds for the Atheneum and transforms our Area into a Land of Wonder.

at Tom Nevers Field

July 26th — July 27th



Tom Nevers Island Fair

Good eats, cute animals, lots to do and see. Sponsored by the Parks & Recreation Department, with volunteer workers from the TNCA.

at Tom Nevers Field

September ???

Our Area Plan Approved

Full implementation can now begin!

After nearly two years of intensive effort, review and fine-tuning, the Greater Tom Nevers Area Plan has been officially approved by the Nantucket Planning & Economic Development Commission. That means we now have our long-awaited “green light” to put our Plan into action. And this is where you come in!

We’re now forming volunteer “Implementation Teams” to spearhead our efforts in several key areas. In all, we’re forming 8 Teams, and you’ll find a brief description of their focus below.

If you’d like to become part of one or more of these Teams, just email us at...acktnca@comcast.net. Or write to us at— PO Box 2926, Nantucket, MA 02584.

In this newsletter, you’ll also find highlights from our complete 33-page Area Plan, with its now-approved full set of recommendations. Clearly, some of these recommendations will take years to accomplish, because they’ll require approval, support and funding from a number of private and governmental agencies—and in some cases, approval at Town Meeting. All the more reason to get the progress rolling immediately...and to keep our eyes firmly fixed on our long-term goals.

But other important recommendations can be implemented far sooner. And these are the ones that we wish to emphasize strongly this summer... immediately after our Implementation Teams are formed.

Let the progress begin! ❖

Our Implementation Teams... and their Focus —

White Team—

“Overall Stewardship”

FOCUS— Protecting the peace, quiet, privacy, open vistas and country-setting of the Greater Tom Nevers Area by keeping a watchful eye on all current and planned initiatives that could impact our Area...and providing or withholding support accordingly.



Gold Team— “Land Use”

FOCUS— Keeping our land use patterns largely unchanged. And working with the Town’s “Roads & Right-of-Way Committee” to assure that our existing paper roads contribute to improved beach access and to neighborhood fire protection.



Grey Team— “Housing”

FOCUS— Heading-off secondary-dwelling over-development through a win-win program that provides potential tax incentives to property-owners who voluntarily place restrictive covenants on their rights to add secondary-dwellings. Also, minimizing zoning violations through improved ways to report potential violations and track their enforcement.



Brown Team— “Economic Development”

FOCUS— Maintaining the residential character of our neighborhood by assuring that home-based businesses are kept fully aware of their need to meet all the regulations and standards specified in existing Town bylaws.



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Green Team— “Natural & Cultural Resources”

FOCUS— Working with the Nantucket Conservation Foundation and the Nantucket Land Bank to make their properties even greater assets to the Greater Tom Nevers Area. More specifically, exploring with the NCF our Area Plan’s recommendations to make their properties more accessible (walking and horse trails, bike paths, limited unpaved parking) ...and our Plan’s recommendations to gradually reestablish the sand plain grasslands through selective cutting and controlled burning of invasive species. And with the Land Bank—exploring our Area Plan’s recommendations on ways to improve beach access across their properties.



Red Team— “Open Space & Recreation”

FOCUS— Exploring with the Nantucket Parks & Recreation Commission, our Area Plan’s short-term and long-term recommendations for improving Tom Nevers Field, while maintaining its family-oriented focus on passive recreation.



Blue Team— “Services & Facilities”

FOCUS— Road Maintenance ♦ Water Quality ♦ Fire Protection.
♦ Helping property-owners on poorly maintained dirt roads find more cost-effective solutions to their common needs.
♦ Providing all property-owners with expert information on the role of non-contaminating lawn and garden chemicals and regular septic system maintenance in protecting their well water safety.
♦ Working with the U. Mass Field Station to conduct an ongoing program of water quality monitoring in our Area.
♦ Working with the Nantucket Fire Department to determine the adequacy of our current water supply sources for effective fire protection...and if greater fire protection is needed, determining the most cost-effective way to provide it.



Orange Team— “Circulation”

FOCUS— Aircraft Noise ♦ Bike Path ♦ NRTA Bus Service.
♦ Keeping active on the Airport Commission’s “Noise Advisory Committee”.
♦ Formally requesting that the Town give higher priority to a bike path along Tom Nevers Road.
♦ Formally requesting that NRTA provide bus service down Tom Nevers Road, just as soon as funds are available.



Greater Tom Nevers Area Plan

Some highlights from our final plan

1. Overall Goals & Objectives—

In our most recent property-owner survey, 98.4 % of the respondents agreed that they “love the Greater Tom Nevers Area as it exists today”, strongly indicating that major changes are not desired. Therefore it is strongly recommended that heavy and ongoing emphasis should be given to protecting and preserving those elements that residents consider to be the area’s principal assets—its open vistas...peace, quiet and privacy...and its country setting.

Implementation Action Step —

Evaluate all current and planned initiatives impacting the Greater Tom Nevers Area against the above criteria and provide or withhold support accordingly.

2. Land Use—

More than two-thirds of the Greater Tom Nevers Area is under conservation or government ownership, with the remaining one-third divided into 596 privately-owned properties. The entire area is zoned Limited Use General-3 (LUG-3), which requires a minimum lot size of 120,000 sq. ft. and permits a cover ratio of 3-percent. While some smaller lots were “grandfathered in” before zoning was enacted, they still must conform to all other LUG-3 zoning requirements.

Growth Concerns-- 75% of the residents in the Greater Tom Nevers Area expect the area to approach full “build out” within the next 10 to 15 years. And 60% believe that the area will become over-developed unless further restrictions are placed on the addition of secondary dwellings.

Paper Roads-- A majority of the residents support the idea of reviewing all the paper roads in the area and retaining those that have a clear public benefit (beach access and fire protection.) They also support the idea of disposing of those roads that do not have a public benefit, so that the land can be returned to the tax rolls.

Beach Access-- A majority of residents also support the concept of maintaining access to our beaches by any means possible. A comprehensive plan that includes paper roads,

Town-owned and conservation-owned lands, and properties with existing deed covenants should be developed to insure that adequate access is preserved to all beach areas. Wherever possible, access should be spread out along the entire stretch of beach. Access points must be clearly marked and any attempts to encroach or limit public use of these paths should be dealt with promptly by the appropriate Town enforcement agencies.

Zoning Changes-- In our most recent property-owner survey, 82.5% of all Tom Nevers residents said they do not support changing the zoning in Tom Nevers West from LUG-3 to LUG-1 (40,000 sq. ft minimum size)—with only 10.3 % supporting the idea. (And within Tom Nevers West itself, only 23.1% said they support the down-zoning concept.) On a broader basis, 86.6% of all Tom Nevers residents believe that any down-zoning in Tom Nevers West will have a ripple effect on the rest of the Greater Tom Nevers Area. These findings are quite decisive and therefore are reflected in our final Greater Tom Nevers Area Plan. (In the future—if there is any significant change in the area’s property-ownership composition—or if evolving economic or social events dictate—then an updated survey should be conducted and the Area Plan modified accordingly.)

“Land Use” Conclusions & Recommendations--

- ◆The overwhelming desire of the current 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.
- ◆The current LUG-3 zoning should not be changed.
- ◆Existing paper roads should be reviewed as part of a comprehensive planning process and those that have a clear public benefit, such as providing access to the beaches or providing for fire protection, should be retained. The remaining roads should be returned to the tax rolls after appropriate action by Town Meeting.

Implementation Action Steps —

Re Paper Roads-- Approach the Town “Roads & Right-of-Way Committee” to determine how best to include the Tom Nevers effort in the Nantucket Town and County Right-of-Way Improvement Plan. Then volunteer the Tom Nevers Area as a testing ground for the Town and County Plan.

3. Housing—

The vast majority of the existing private lots in the Greater Tom Nevers Area have at least one structure on them now, and there are no large tracts in private ownership that could be subdivided. Therefore, the potential for future growth lies mainly in the addition of secondary dwellings and the enlargement of existing dwellings. There is an overall concern about the lack of affordable homes for middle class working families, but there is no clear solution to this economic problem. If a financial incentive, such as a tax credit, could be developed for those willing to rent a secondary dwelling to individuals with designated critical skills, then the problem may be eased, but not solved. Home ownership should be our overall goal in Tom Nevers.

Affordable Housing-- The consensus opinion expressed in our property-owner survey is that the Tom Nevers Area is already providing its “fair share” of affordable housing for the Island, particularly when contrasted with other neighborhoods that have yet to begin. There is support for gradually adding more individual “affordable housing” units, provided that they are interspersed among existing lots, and particularly if they are built by *Habitat for Humanity*.

Currently, there are at least 7 homes in the Tom Nevers Area that officially qualify as “affordable housing”. Also, a number of individual property-owners rent units to individuals and working families. In addition, there is an undeveloped 17-acre parcel adjacent to Tom Nevers Field that is owned by the Housing Authority. This property was originally designated as a potential site for affordable housing, but several factors (remoteness, erosion, the presence of endangered plant species, and costs) have prevented implementation of that concept. Consideration should be given to exchanging this parcel for another parcel held by one of the conservation groups—a parcel that is nearer to Town and public transportation.

Secondary Dwellings-- There is a general concern that the Tom Nevers Area may become over-developed through the widespread addition of secondary dwelling units. In fact, 59.7% of the residents believe that in order to preclude over-development in Tom Nevers, further restrictions should be placed on the addition of secondary dwellings. (Only 23.8% believe that no further restrictions are necessary.) While no consensus has emerged on how to fairly limit secondary dwellings, there was support for providing a financial incentive for voluntary compliance. (e.g. - a tax credit or direct payment, or a charitable contribution deduction in exchange for a restrictive covenant giving up one’s right to add a secondary dwelling unit.) Other forms of limitation without compensation, such as a “cap”, were not supported by the residents.

Zoning Enforcement-- A solid majority of the residents believe that there is a growing problem with negligent absentee-landlords who buy area properties for employee housing or rental income and then allow these properties to deteriorate and become “eyesores”. (There is a corollary problem, with some property owners running disruptive private businesses from their homes.) The Town does have a mechanism to enforce the zoning bylaws, but this process is not well-understood by most residents.

“Housing” Conclusions & Recommendations--

- ◆Most residents believe the Tom Nevers area will achieve near full “build-out” in the next 10 – 15 years and that over-development will occur without further restrictions on secondary dwelling units. As such, there is support to limit the development of secondary dwellings through the use of financial incentives.
- ◆The Tom Nevers Area has successfully integrated some “affordable housing” into its neighborhoods. And there is some support for adding more “affordable housing” units, provided that they are interspersed among existing lots.
- ◆In order to preserve the quality of the neighborhood, the existing zoning bylaws need to be enforced, with feedback given to those who have filed complaints.

**Implementation Action Steps —
Re Secondary Dwellings--**

- ♦Explore the concept of restricting secondary development rights on a voluntary basis through the use of a covenant with various conservation agencies, consistent with the 2006 ballot initiative, and determine the process to value such a “gifted” covenant.
- ♦Gather relevant Internal Revenue Service information about deducting the value of development rights and share the information with other interested neighborhoods.

Re Zoning Enforcement -

- ♦While the Town does have a mechanism to enforce the zoning bylaws, this process is not well-understood by most residents. Discuss the Tom Nevers perception of this problem with responsible Town employees to see what suggestions they have.
- ♦Investigate establishing a local “clearing house” to report and track reported zoning violations.

4. Economic Development—

There are no commercial-scale retail, manufacturing or service industry businesses in the Greater Tom Nevers Area. The entire area is residential and the residents want to keep it that way.

There is, however, general support for accommodating small home-based businesses, provided they do not disturb the neighborhood with disruptions to the peace, beauty and tranquility we all prize. Many year-round and seasonal property-owners in the Greater Tom Nevers Area are self-employed and operate out of their homes. Most are good neighbors. But a few are proving disruptive—contributing noise, odors, extra traffic and visual “eye-pollution” from trucks, large construction equipment and associated materials, and storage of miscellaneous items. As businesses grow, they outgrow the residential setting and should be moved to commercially-zoned areas. Industrial-type uses are incompatible with any residential areas. It is also possible that some current home-based businesses are not in compliance with existing zoning bylaws or health regulations. This is a serious problem which needs to be addressed if the Tom Nevers Area is to remain as the vast majority of the residents want it to be.

“Economic Development” Conclusions & Recommendations--

- ♦The Tom Nevers Area should protect its position in the “country overlay district” as a residentially-zoned area that does not permit commercial-scale retail, manufacturing or service industry businesses. While property-owners are open to self-employed residents operating small home-based businesses, steps should be taken to assure that these businesses do not become disruptive or compromise the residential nature of the area.
- ♦Occasionally, some homes have been purchased for use as employee housing—but in some instances, the number of people residing in these dwellings does not comply with Town bylaws. Similarly, some home-based business (such as camps, day care centers, and cooking or food smoking operations)

exist in the area and their compliance with existing bylaws needs to be verified.

To address the above, it is recommended that—

- ♦A brochure be prepared that defines, in practical form, some of the regulations and standards contained in existing Town bylaws. This information could serve to aid those who are contemplating beginning a home-based business, and could also serve as a reference for neighbors with existing home-based businesses.
- ♦ If a special zoning variance is granted to permit a home occupation that would not normally be permitted, a covenant should be established that requires the owner to restore the property to non-commercial status if the business is closed.

**Implementation Action Steps —
Re Home-Based Businesses--**

- ♦Draft guidelines that include the following home-based businesses—camps, day care centers, cooking or food smoking operations, landscaping, and construction.
- ♦Meet with the responsible Town employees to obtain their input and recommendations.
- ♦Communicate these guidelines and recommendations to Tom Nevers property-owners through the TNCA newsletter.
- ♦Review existing Town bylaws to determine if, when a special zoning variance is granted for a business, that variance expires when the business is closed. If the existing bylaw is unclear, prepare an article for a future Town Meeting to have the variance expire when the business is closed or the property is sold.

Communications Central HELP WANTED

A Tom Nevers “Blog Master”

To implement our Area Plan effectively, we need a dynamic communications system that lets Team Members coordinate their efforts and post and share progress reports. We need a robust communications system that gives all Tom Nevers property-owners full access to our Area Plan and its implementation progress—along with important reference data on zoning regulations, non-contaminating lawn and garden chemicals, septic system maintenance, fire protection, etc., etc.

And we’ve been advised that the best and most cost-effective way to do this is by setting-up a “Tom Nevers Area Plan Blog”. But to set it up right, we need an Internet-savvy TNCA Member who’d be willing to serve as our Tom Nevers “Blog Master”—at least through the planning and gear-up phase.

If you’d be willing to take on this challenge...please email Dual Macintyre at— acktnca@comcast.net.

5. Natural & Cultural Resources—

The Nantucket Conservation Foundation (NCF) and the Nantucket Land Bank own vast tracts of land in the Tom Nevers Area, which contribute greatly to the sense of open space and natural vegetation.

NCF Properties-- Consistent with the Nantucket Conservation Foundation's stated mission of—"Conserving, maintaining, and managing its natural areas and habitats...and encouraging an appreciation and interest in the Island's natural resources" and its oft-stated goal of making their properties more accessible to the public — the residents of the Greater Tom Nevers Area strongly recommend that the NCF make a number of enhancements to their Tom Nevers properties to make them more accessible to the public, to reduce the danger of brush fires, and to restore more of the rare sand plain grasslands.

Land Bank Properties- While the Land Bank properties in our area are not as extensive as the NCF properties, several are strategically located to provide access to the beaches and the ocean. Two of these properties...Tom Nevers Beach and Madequecham Beach...are accessible to the public and have parking areas. But the Land Bank property at Tom Nevers Head has been generally inaccessible because there is no space for parking. Even so, we would suggest that a walking path be cut through to the beach so that residents in the immediate vicinity can have easier beach access. In addition, we encourage the Land Bank to install signs near the beach that identify their property and list the appropriate uses for that property.

Deer Herd & Lyme Disease-- There is an almost universal concern about the incidence of Lyme's Disease and the size of the deer herd in the Tom Nevers Area. Almost 65% of the residents support the idea of actively encouraging deer hunting in the conservation lands in Tom Nevers. And more than half of the residents also support the idea of qualified bow hunters being invited to hunt on private property. But since more than a third of the residents do not support this idea, the decision to authorize deer hunting on private property should be left to the individual property-owner.

"Natural & Cultural Resources"

Conclusions & Recommendations--

- ♦The NCF should be encouraged to develop a plan for its properties in the Tom Nevers Area that includes the clearing of walking paths, horse trails and bicycle paths. Limited unpaved parking areas should be created to enable residents, other than those in the immediate neighborhood, to come and enjoy the open spaces. A program of brush cutting and controlled burns should be instituted to gradually reduce the dense invasive species and reestablish the sand plain grasslands.

- ♦The Land Bank should be encouraged to establish a walking path from Tom Nevers Head to the beach for the use of local residents. Signs should be erected and other markers installed to insure that public access to the beaches over Land Bank and NCF properties is maintained.

- ♦Deer hunting should be encouraged, where permitted, in order to reduce the size of the herd in the area.

Implementation Action Steps —

Re NCF Properties--

- ♦Meet with Nantucket Conservation Foundation executives to discuss the Area Plan in general and the following recommendations in particular—clearing of walking paths, horse trails and unpaved bicycle paths; creation of limited unpaved parking areas; a program of brush cutting and controlled burns to reduce invasive species, reestablish sand plains grasslands and reduce fire hazards.

Re Land Bank Properties--

- ♦Meet with the Land Bank executives to discuss the Area Plan and its recommendations.

6. Open Space & Recreation—

The Tom Nevers Area has two outstanding recreational assets—more than five miles of beaches...and Tom Nevers Field, with approximately 19 acres of Town-owned land that is used primarily for family recreation.

Tom Nevers Field-- The Nantucket Parks and Recreation Commission administers Tom Nevers Field on behalf of the Town. While many improvements have been made over the years, a number of things can be done to improve Tom Nevers Field still further. Short-term, Tom Nevers residents strongly support removal of the concrete and rebar debris that erosion has caused to fall from the bluff to the beach, which poses a hazard to children and animals. In addition, the large numbers of old tires that were once used to define a go-cart track should be removed. Because Waste Options charges a fee to dispose of old tires, this area has become a dumping ground for people too lazy or too cheap to use the landfill.

A vast majority of the residents—84.5%—believe that Tom Nevers Field is such an important asset to the Island that a long-range plan should be developed to guide its future improvements. Once the plan has been completed and approved, we think the necessary funding for these improvements should be brought before Town Meeting. It is also suggested that a portion of the revenue raised at some Tom Nevers Field events be used to fund ongoing improvements...and that the Parks and Recreation Commission institute fees for the use of the Field for major events. However, special events at the Field should not be allowed to become so numerous that they usurp the major purpose of the Field—passive family recreation.

Beaches-- Our pristine beaches and open ocean vistas are some of the most attractive aspects of the Tom Nevers Area. But erosion of the bluffs has made it difficult to access the beach from the vicinity of Tom Nevers Field—and people trying to reach the beach frequently contribute to the destruction of the bluff by walking or jumping through the gullies. We recommend that removable steps...which can be drawn up during the off-season or before major storms...be installed to promote safer use of the beach and to protect the bluff from additional erosion caused by pedestrian traffic. It is possible that private funding may be available to pay for the steps. As noted in the preceding section, beach access also needs to be improved near Tom Nevers Head.

“Open Space & Recreation”

Conclusions & Recommendations--

- ♦A long-range plan for improvements at Tom Nevers Field should be developed that retains the family-oriented focus on passive recreation.
- ♦The 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.
- ♦Removable steps should be installed at Tom Nevers Field to provide safer and easier access to the beach and to avoid further breakdown of the banks by pedestrian traffic.
- ♦The concrete and rebar debris on the beach and the tires at the defunct go-cart rack should be removed from Tom Nevers Field.

Implementation Action Steps —

Re Tom Nevers Field & Its Beach--

- ♦Meet with the Director of Parks and Recreation and the Parks and Recreation Commission to discuss the Area Plan and its recommendations.
- ♦Present the updated version of the TNCA Position Paper on the Use of Tom Nevers Field to the Parks and Recreation Commission for their consideration.

7. Services & Facilities—

The Greater Tom Nevers Area is entirely contained in the Country Overlay District of Nantucket, the purpose of which is to “to discourage development and preserve areas characterized by traditional and historic rural land use patterns.” There is no postal delivery; and with the exception of Tom Nevers Road, there are no telephone/utility poles. Drinking water comes from private wells and there are no plans to bring water mains to the area. The sewer system does not serve Tom Nevers and the Comprehensive Wastewater Management Plan says that “Conventional Title 5 septic systems are the recommended long-term wastewater disposal solution for this area”.

With the exception of Tom Nevers Road, all roads in the area are private, and most are abutter’s ways. Tom Nevers Road is paved and maintained by the Town. The roads in Tom Nevers East are paved and maintained by the Tom Nevers East property-owners association. But most of the remainder of the roads in the Greater Tom Nevers Area are unpaved, with maintenance left to the individual residents who live on them.

Dirt Roads-- Poor maintenance of dirt roads remains one of the greatest challenges in the area, not only for the residents but also for emergency and delivery vehicles. There is no clear support among residents living on dirt roads for a Town ordinance requiring maintenance, nor is there general support to form an association to maintain the roads. At best, there are pockets of interest along some roads which can be mobilized periodically to grade or otherwise make-passable individual roads.

Fire Protection-- Fire protection is a major concern for area residents. Because there are no fire hydrants in the area, the Fire Department must bring water with them and then shuttle back and forth to the nearest water resupply point (at Tom Nevers Pond or wells in Tom Nevers East).

Almost all residents in the Tom Nevers Area pay higher fire insurance premiums because their homes are not located within a specified distance (usually 1,000 feet) of a hydrant or water supply. Two possible plans to provide more water for fire fighting have been discussed. The first is to drill more shallow wells, but they must have a sufficient flow of water near the surface because the pumps on fire tanker trucks cannot draw up a supply from deep wells. The second possibility is to bury large tanks throughout the area and fill them with water that could be drawn out by the Fire Department when an emergency occurs. Both options would have to be paid for and maintained by the homeowners in the area.

Clearing of brush and the creation of fire lanes in conservation properties adjacent to homes are other preventative measures that can and should be taken. Also, some homeowners and landscapers have been known to dump brush and other cuttings adjacent to occupied areas, effectively increasing the fuel supply in the event of a fire. Every effort should be made to prevent this type of dumping.

Water Quality-- The Wannacomet Water Company has indicated that their studies have shown there is an ample supply of fresh water in the aquifer beneath the Tom Nevers Area. Although an ample supply of water exists, most wells are shallow wells (50-feet or less) and therefore the threat from contamination from surface sources remains, even though the deeper strata of water remain pure. Residents support three initiatives to protect the purity of our drinking water. First, more than 86% favor the exclusive use of non-contaminating lawn and garden chemicals in the area. Second, 76% support encouraging property owners to have their septic systems pumped out at least once every three years. Finally, a large number of residents support the idea of regularly monitoring the quality of the water at shallow depths beneath our area. The Director of the University of Massachusetts Field Station has agreed to provide technical support for this monitoring effort.

Overhead Utility Lines-- The overhead pole lines for all utilities serving the most populated areas in Tom Nevers run down the east side of Tom Nevers Road—the same side chosen for a projected paved bicycle path (see “Section 8” following). When that path is constructed, a large number of residents favor running those utility lines underground. (Massachusetts General Law provides that the utility companies involved pay for all or part of the cost, under these circumstances.)

“Services & Facilities” Conclusions & Recommendations--

- ♦Those portions of the area that have dirt roads will be encouraged to form informal groups to address their own road maintenance. Communication and education, including the cost of regular grading if done for a large area, will be the prime means of forming these groups.
- ♦Information about non-contaminating lawn and garden chemicals should be collected and communicated to the area residents and landscapers.

- ♦Information about the benefits of regular septic system pump outs should be gathered and distributed to the property owners.
- ♦A program to systematically sample and analyze water quality from a number of locations in the area should be instituted.
- ♦When the bicycle path is constructed, all the utilities along Tom Nevers Road should be placed underground.
- ♦Additional supplies of water for fire fighting, such as wells or buried storage tanks, should be investigated under the guidance of the Nantucket Fire Department.

Implementation Action Steps —

Re Maintenance of Dirt Roads —

- ♦Contact island contractors to obtain rough estimates to grade the Tom Nevers West roads.
- ♦Publish the contractor’s information in the TNCA newsletter to facilitate the formation of local committees to deal with road maintenance.

Re Groundwater Protection -

- ♦Collect information about non-contaminating lawn and garden chemicals and about the benefits of regular septic system pump outs as key factors in groundwater protection—and provide this information to property owners through the TNCA newsletter.
- ♦Contact the Nantucket Landscapers association and request that they provide similar information and recommendations to their customers in the Tom Nevers Area.

Re Water Testing -

- ♦Contact the University of Massachusetts field station to develop a detailed plan for testing water quality in the Greater Tom Nevers Area and coordinate this plan with the appropriate Town agencies.
- ♦Solicit volunteers to participate in the plan and to collect and process the samples.
- ♦Publicize the results of the sampling efforts regularly in the TNCA newsletter.

Re Fire Protection (Water Supply) -

- ♦Contact the Fire Department and request that they review the existing sources of water for fire protection and recommend additional supplies, where needed, in the Greater Tom Nevers Area.
- ♦Solicit volunteers in each local area to publicize the recommendations from the Fire Department, examine possible sources of funding, and implement those recommendations for which funding is available.

Aircraft Noise---Noise created by aircraft flying over the area is a constant problem, particularly during the early morning hours. The Tom Nevers Neighborhood has consistently registered a significant number of noise complaints with the airport administration, and residents from the area are members of the Noise Advisory Committee—which provides advice and recommendations about aircraft noise to the Nantucket Memorial Airport Commission. Aircraft noise is a problem that can never be eliminated, but it can be minimized.

The F.A.A. has complete jurisdiction over the airspace above the island. Its overarching concern is for the safety of aircraft and passengers, not the reduction of aircraft noise. Wind, weather and traffic volumes dictate which runways and flight patterns will be used. Voluntary noise abatement routes have been established, but adherence is not always possible or desirable. The most effective action is to first increase resident awareness about airport operations, so that they can differentiate between flights that have no option over which route they take and those that could fly a different, less noisy route.

Bicycle Path-- More than 75% of the residents support building a paved bike path from Milestone Road down Tom Nevers Road to Tom Nevers Field. If built, the path would divert bicycle and pedestrian traffic from a high-speed road with heavy vehicular traffic at certain times of the year—and thereby reduce the risk of a serious or fatal accident. Such a path has been included in the overall Nantucket plan for bicycle paths and the cost has been estimated at \$2,923,000 in 2007 dollars. This project is currently ranked 21 of 23 projects on the Nantucket Planning and Economic Development Commission’s (NP&EDC) priority list, with lack of funding, the need to acquire easements, and endangered species in the area as the main factors contributing to the low priority. Long-range plans have construction of the path scheduled between 2026 and 2030. To provide some relief in the interim, an unpaved bike path through the NCF land along the West side of Tom Nevers West should be considered. Although an unpaved path would not attract as many users as a paved path, it would help to divert some of the pedestrian/bike traffic from Tom Nevers Road and it would allow additional access to the NCF properties. Many residents are not satisfied with the Town’s prioritization of our bike path and would like to see it undertaken sooner..

Bus Service-- Many residents would like to see the Nantucket Regional Transit Authority (NRTA) extend its bus service down Tom Nevers Road. This would reduce the near-to-total dependence on cars for travel to ‘Sconset, mid-Island and Town. It would also reduce the pedestrian traffic along Tom Nevers Road, because people now have to walk to and from the NRTA bus stop at Milestone Road.

The NRTA Administrator has estimated that it would cost about \$123,000 (in 2007 dollars) to provide service from mid-May through the first week in October...from 7am to 11:30pm... and that new equipment would have to be added to the fleet. Funding for the new equipment has been requested from the State but it is not yet known if this request has been approved. Additional obstacles will have to be overcome before a new Tom Nevers route could be established, but service to the area is high on NRTA’s priority list.

8. Circulation—

Because Tom Nevers is several miles from Town and mid-island retail stores, virtually all trips are made using personal vehicles. Traffic on Tom Nevers Road becomes very heavy during the warm weather months, and the intersection at Milestone Road has become increasingly congested. The NRTA bus stop and the bike-path-crossing at this location further complicate this intersection. Tom Nevers residents generally support improving this intersection to make it safer, but a clear concept for improvement has not yet emerged, nor has the question of funding for such a change been addressed.

Consideration should also be given to relocating the NRTA bus stop at the corner of Milestone and Tom Nevers Roads to the top of Bean Hill (the small hill to the east of the intersection). This would give drivers inbound from 'Sconset to Town greater visibility and permit them to see passengers crossing Milestone Road.

Park-n-Ride-- There has been considerable discussion about creating a park-and-ride lot near the intersection of Tom Nevers Road and Milestone Road. This would enable residents to drive to the NRTA stop (some from 2+ miles away) and take public transportation into Town. If walking trails are created in the NCF property, this park-n-ride lot could also serve those who would like to hike in the area. The only land suitable for such a lot is on NCF property on either side of Tom Nevers Road. Unfortunately, access to such a lot from Tom Nevers Road could create an added traffic hazard. If in the future the entire intersection is reconfigured, then creation of a park-n-ride lot adjacent to the NRTA stop should be considered.

“Circulation” Conclusions & Recommendations--

- ◆The Greater Tom Nevers Area should continue to supply representatives to the Noise Advisory Committee of the Airport Commission. Every effort should be made to educate people about flight patterns, runway use and weather conditions, so they understand when noise abatement routes can be flown.
- ◆The Town should be urged to move the Tom Nevers bike path up in its priority list. Consideration should be given to undertaking the project in two parts—from Milestone Road to Old Tom Nevers Road...and from Old Tom Nevers Road to Tom

Nevers Field. This would spread out the cost of the project, while providing some immediate relief to the pedestrian/bike/vehicle congestion on the upper part of Tom Nevers Road.

- ◆Every effort should be made to obtain the necessary funds for NRTA to create a route down Tom Nevers Road. Such an expansion is at the top of their priority list; all that is lacking is the necessary State and Town funds.

Implementation Action Steps —

Re Aircraft Noise -

- ◆ The Greater Tom Nevers Area should continue to supply representatives to the Noise Advisory Committee of the Airport Commission—and publish information frequently in the newsletter about how to report aircraft noise complaints, the conditions that affect traffic patterns, and trends in compliance with the voluntary noise abatement routes.
- ◆ Residents should be encouraged to attend Noise Advisory Committee meetings and Airport Commission meetings.

Re Bicycle Path-

- ◆Formally request that the Town move up the Tom Nevers Road bicycle path on its priority list and that construction be divided in to two phases -- Milestone Road to Old Tom Nevers Road, and Old Tom Nevers Road to Tom Nevers Field.
- ◆Request that the overhead utility lines along the East side of Tom Nevers Road be placed underground as part of the bicycle path project.

Re NRTA Bus Route -

- ◆Formally request that a bus route down Tom Nevers Road be established as soon as funds are available. ❖

RETURN SERVICE REQUESTED

Tom Nevers Civic Association
P.O. Box 2926
Nantucket, MA 02584

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