

Land Use

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THE MONOMOY AREA PLAN BOUNDARY

Monomoy comprises about 217 acres as delineated by the Monomoy Area Plan B boundary. Within the boundary, 131 residential lots are owned by approximately 116 homeowners, 2 are used for traditional commercial purposes and 1 is an off-island-owned commercial short-term rental.

The vast majority of lots are zoned LUG-1 (40,000 square feet) with an average size of 1.34 acres. A 13-parcel subset of lots are zoned Village Residential (VR 20,000 square feet) with an average size of 0.43 acres. Also included in the boundary are 7 condominiums at Monomoy Village.



Monomoy Area Plan Boundary Map
Nantucket GIS, October 28, 2021

ZONING

Nantucket enacted the Subdivision Control Law in 1955, expanded the local historic district in 1970, and enacted Zoning in 1972. The entire island is listed as a National Historic Landmark District by the National Park Service, and both the downtown core and the ‘Sconset’ neighborhoods are designated Local Historic Districts regulated by the Historic District Commission.

In 1972, when zoning was passed into law for Nantucket, Monomoy was primarily zoned Limited Use General-1 (LUG-1), which requires a minimum lot size of 40,000 square feet, or approximately 0.92 acres, along with a smaller number of parcels closer to Milestone Road and Polpis Road zoned Village Residential (VR), which requires a minimum lot size of 20,000 square feet, or 0.46 acres.

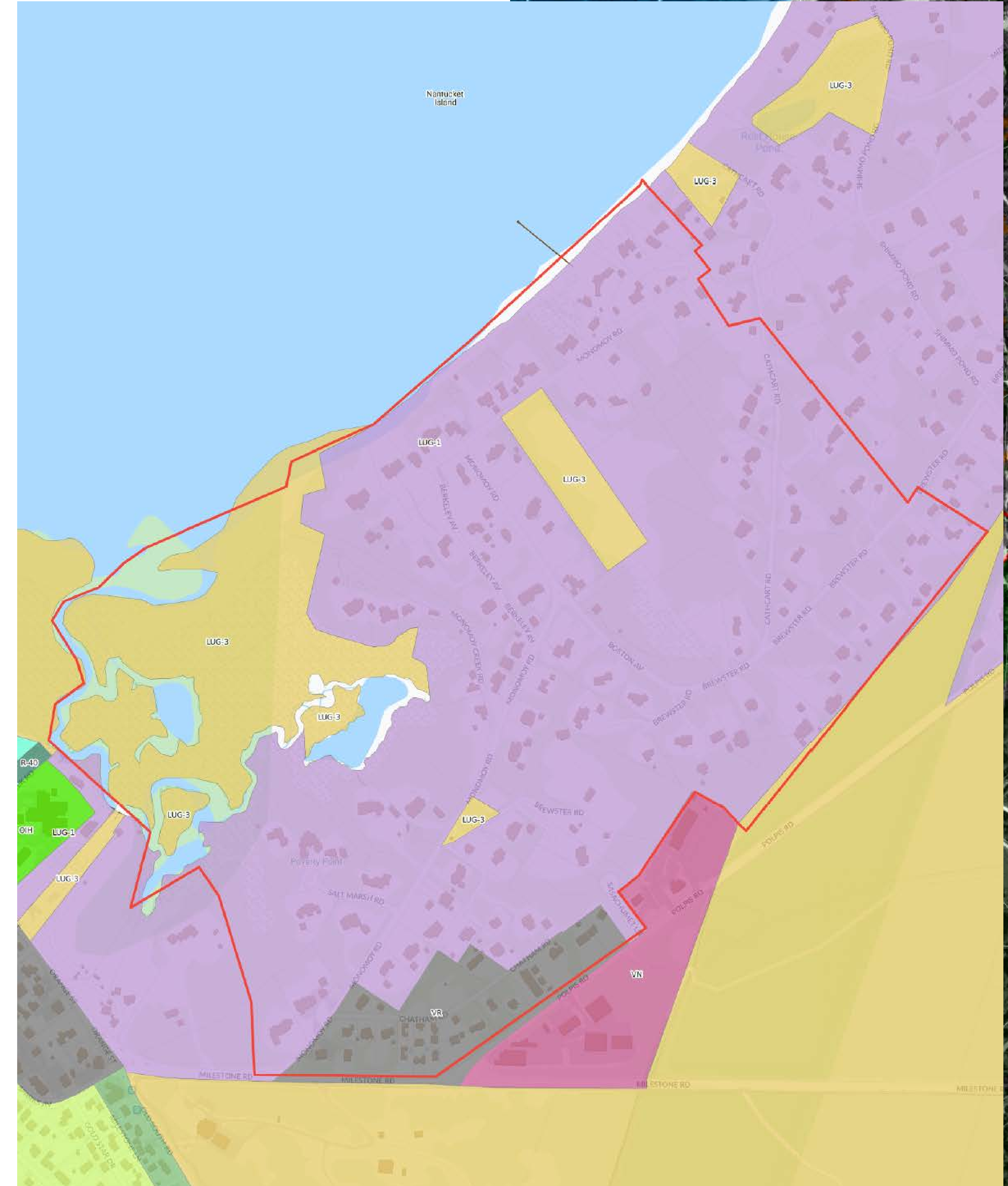
At the time this zoning was implemented, Monomoy had a number of smaller non-conforming lots in the LUG-1 zone, along with other non-conforming VR lots, presumably the result of earlier efforts to subdivide. These lots with pre-existing, non-conforming uses were allowed to remain.

Non-conforming Residential Lots (undersized with respect to LUG-1 and VR zoning)

Some acreage was subdivided before the zoning bylaws were enacted, creating a number of non-conforming lots which do not meet the minimum lot size. These lots are “grandfathered” under Massachusetts General Law with respect to size but must conform to all other zoning requirements. For LUG-1 zoning in Monomoy, 24 lots, or approximately 18%, are non-conforming. For VR zoning, 6 out of 13 lots, or 46%, are non-conforming.

Non-conforming Commercial Uses (operating in a residential zone)

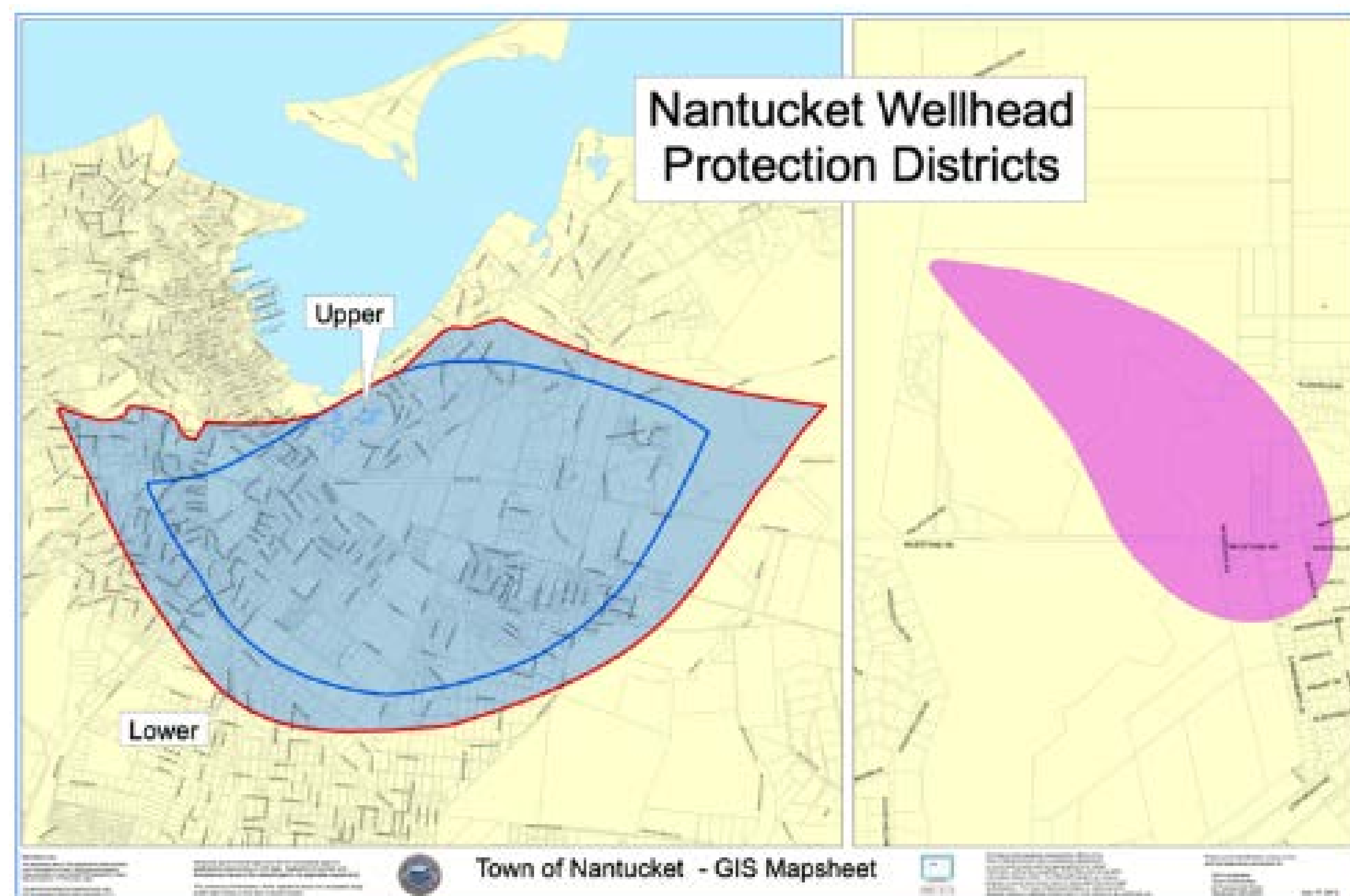
The MAP boundary includes two traditional commercial businesses: Philadelphia-based Comcast/Media One and Nantucket-based Don Allen Inspection and Jeep Sales Center, both of which provide valuable services to the island community. Additionally the Boston-based Copley Group operates a commercial short-term rental property at 32 Monomoy Road.



Monomoy Area Plan - Zoning
Nantucket GIS, December 11, 2021

Public Wellhead Recharge District

Monomoy sits within the Town’s [The Public Wellhead Recharge District](#) overlay. Regulations surrounding the types of land use within the wellhead zone are designed to preserve the quality and quantity of the Town’s groundwater resources to ensure a safe and healthy public water supply.



RESIDENTIAL DEVELOPMENT

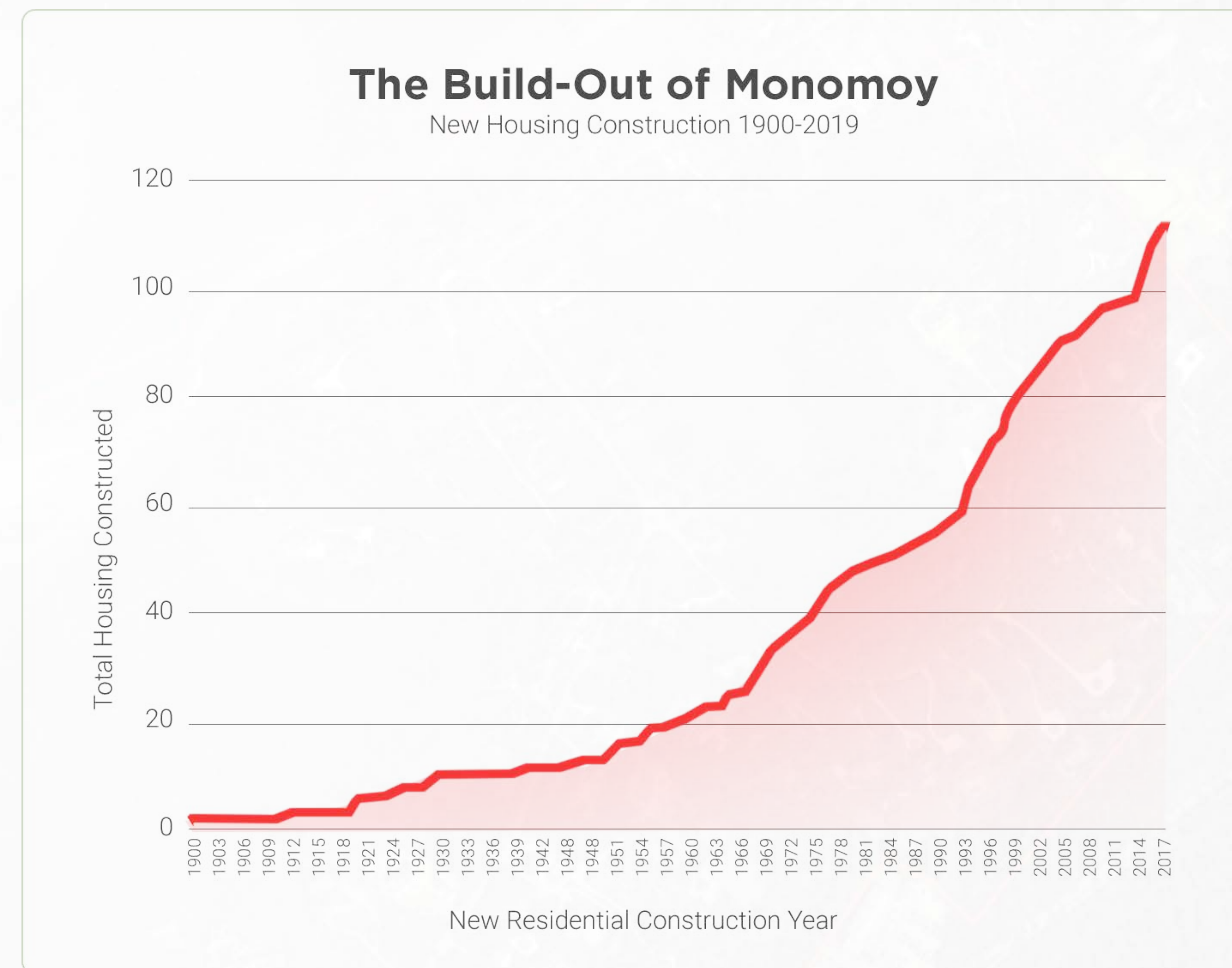
While the written record of Monomoy dates to 1678, the earliest home still standing in Monomoy was built in 1900. Monomoy has a number of historic homes built in the first half of the 1900s, and 46 structures located along Monomoy Road and Berkeley Avenue are deemed historically significant architectural structures registered and listed on the Massachusetts Cultural Resources Inventory System of the Massachusetts Historical Commission.⁵

The housing stock in Monomoy ranges from modest vacation cottages nestled along Milestone Road to grand oceanfront summer homes that enjoy views of the Harbor and Town. Between a range of 1 to 11 bedrooms, approximately 49% are 4-5 bedroom family homes, with the overall average being 4 bedrooms. Approximately 41% of the developed residential properties have secondary dwelling units, the majority being garages that provide additional living space or guest cottages.

⁵ Please see Appendix X for a detailed inventory of these historic cultural resources.

The total assessed value of these residential properties is \$768.5 million on which real property taxes of about \$2.8 million are collected annually.

From 1900, residential development within Monomoy up into the 1980s moved at a leisurely pace, after which development accelerated. Modest ranch homes were overtaken by much larger developments, often with second and third outbuildings utilized as cottages and garage guesthouses.



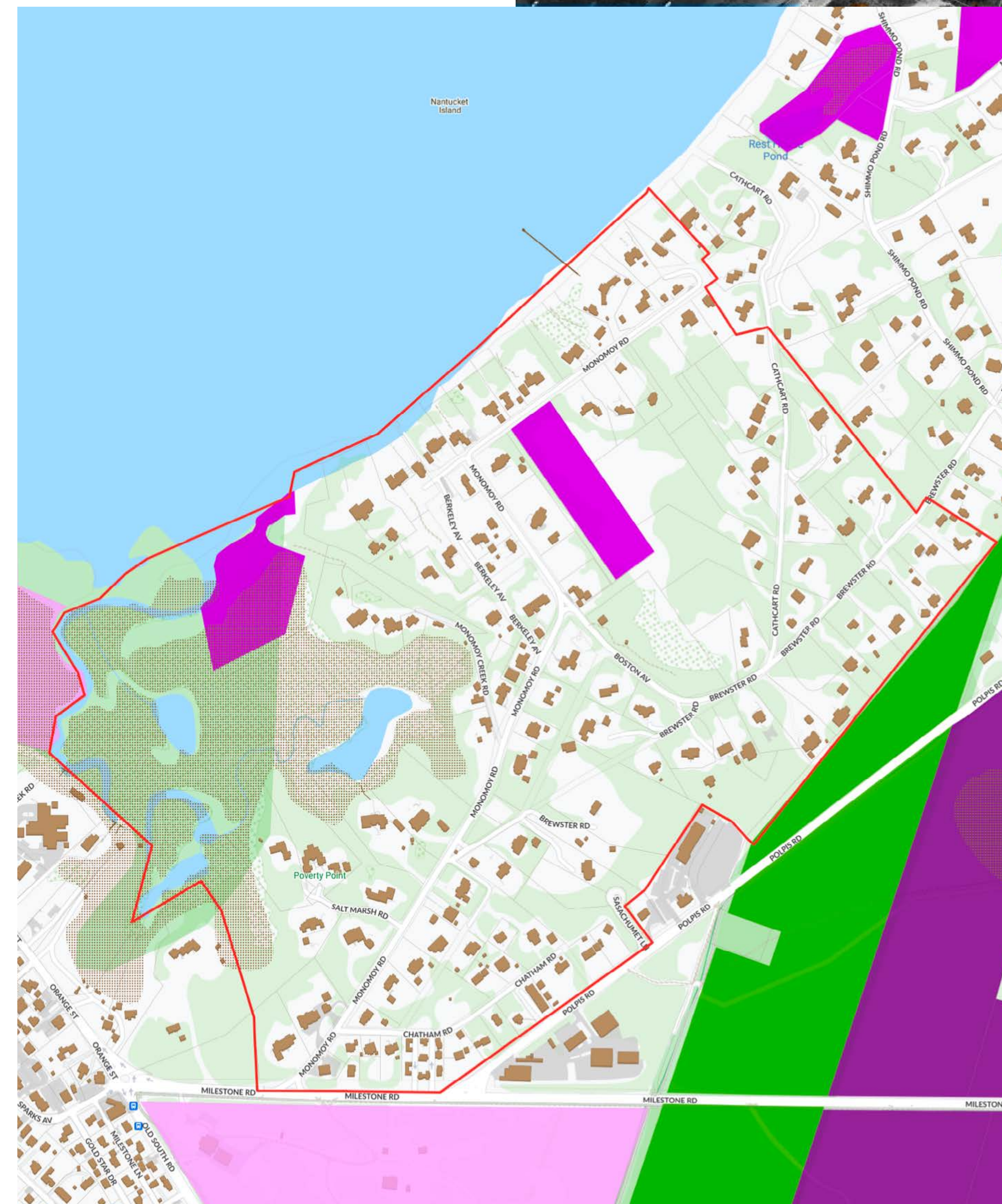
Today, Monomoy is near maximum build-out.

The most serious densification issue facing our community is not the build out of the small number of remaining vacant lots, but rather incremental redevelopment and expansion of existing homes. This is now seen frequently: existing smaller homes, some historic in character, are demolished and replaced with much larger homes that utilize existing zoning laws to fully maximize ground coverage and add secondary and tertiary structures.

CONSERVATION LAND

Conserved open space in Monomoy is made up of 6 parcels, owned by Nantucket Conservation Foundation (NCF), Land Bank and the Town, comprising 31 acres, or 14.2% of the total area. These land parcels have an assessed value of \$21,046,000.⁶

Four of the conservation parcels are related to The Creeks, a fragile salt marsh ecosystem that provides extensive benefits to the island's wildlife and natural environment. Two of the open space parcels under conservation are within the built-up area of Monomoy. A large 4.39-acre rectangular parcel at 49 Monomoy Road under the management of NCF and a smaller triangular sliver of land at 21 Monomoy Road, contiguous to the South Monomoy Sewer Pump Station, owned by Land Bank.



Monomoy Area Plan - Conservation Land
Nantucket GIS, December 11, 2021

⁶ The Land Bank's recent purchase of an additional property on Cathcart Road is not included in these figures.

The NCF property was a generous gift made in the 1960s by Boston-based attorney and conservationist John L. Lyman, a long-time summer resident and founder of NCF, in support of their mission to assist in the preservation of Nantucket's character by permanently conserving, maintaining, and managing natural areas and habitats and to encourage an appreciation of the Island's natural resources.

The NCF property is precious open space dominated by vegetated wetlands comprised of shrub swamp and shallow marsh. Proximate to the nearby Creeks, this natural habitat provides sanctuary to an abundance of wildlife, including deer that can be seen on the streets and in yards during the low season once the tempo of human activity recedes.

While a biodiversity inventory has not yet been undertaken for these protected wetlands, numerous species of birds can be seen flying and nesting in the area, with migratory species finding refuge in the area.



MONOMOY NEIGHBORHOOD SURVEY HIGHLIGHTS: LAND USE

1. Top Three Concerns

A majority of respondents are either extremely or very concerned about these three issues related to Land Use and Zoning:

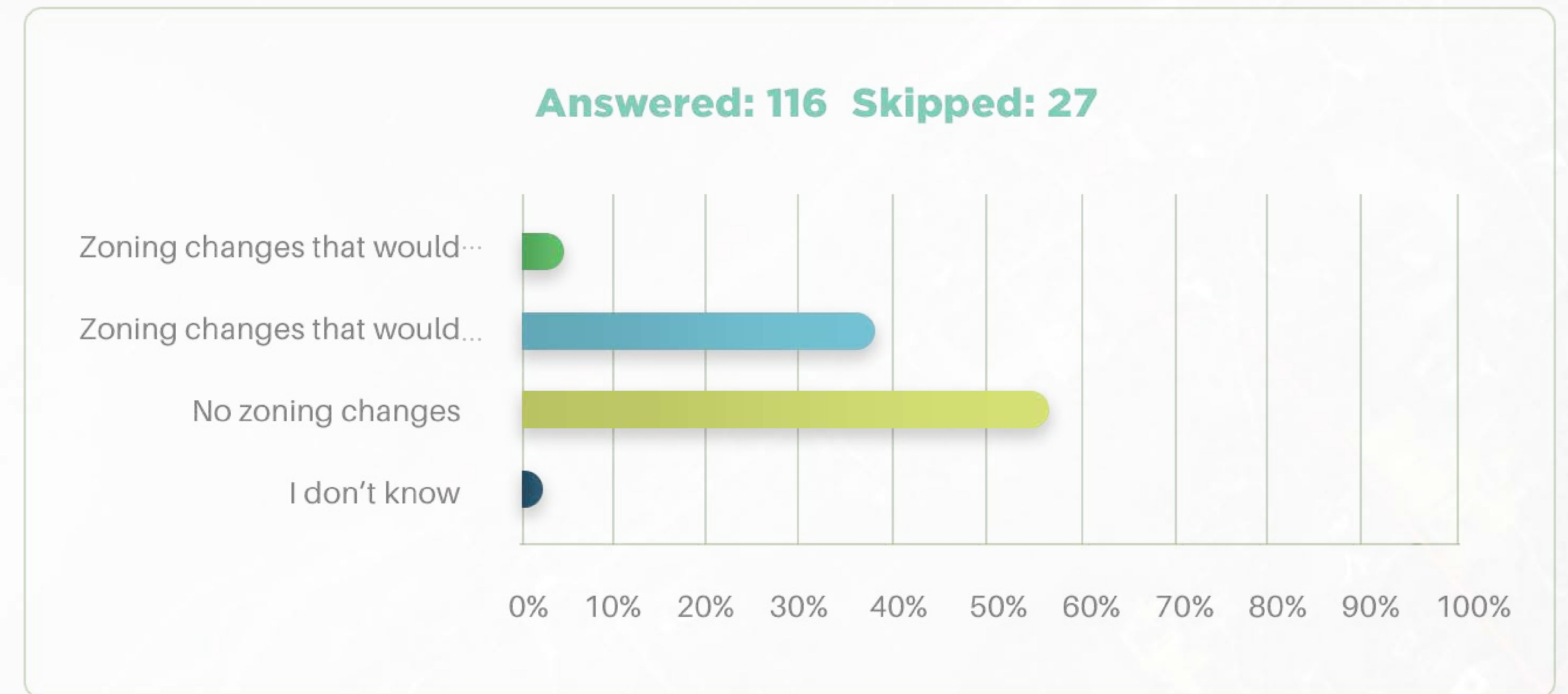
- 1. Preserving open space: 78% (91 respondents)
- 2. The presence of purely commercial short-term rentals: 67% (78 respondents)
- 3. The presence or commercial businesses: 59% (68 respondents)

Following closely thereafter are similar concerns regarding development and new construction (56%, 66 respondents) and noise due to traffic, construction and landscaping (53%, 61 respondents).

	EXTREMELY CONCERNED	VERY CONCERNED	SOMEWHAT CONCERNED	NOT VERY CONCERNED	NOT AT ALL CONCERNED	TOTAL	WEIGHTED AVERAGE
Development & new construction	32.76% 38	24.14% 28	24.14% 28	13.79% 16	5.17% 6	116	2.34
Preserving open spaces	48.28% 56	30.17% 35	12.07% 14	6.00% 7	3.45% 4	116	1.86
Preserving the ability for homeowners to rent on a short-term basis	24.14% 28	12.07% 14	24.14% 28	23.28% 27	16.38% 19	116	2.96
The presence of commercial short-term rental properties	43.10% 50	24.14% 28	11.21% 13	12.90% 15	8.62% 10	116	2.20
The presence of commercial businesses	41.38% 48	17.24% 20	16.38% 19	16.38% 19	8.62% 10	116	2.34
Noise due to homeowners, guests, renters	23.28% 27	23.28% 27	27.59% 32	19.83% 23	6.03% 7	116	2.62
Noise due to traffic, construction, landscaping etc.	23.28% 27	29.31% 34	30.17% 35	11.21% 13	6.03% 7	116	2.47

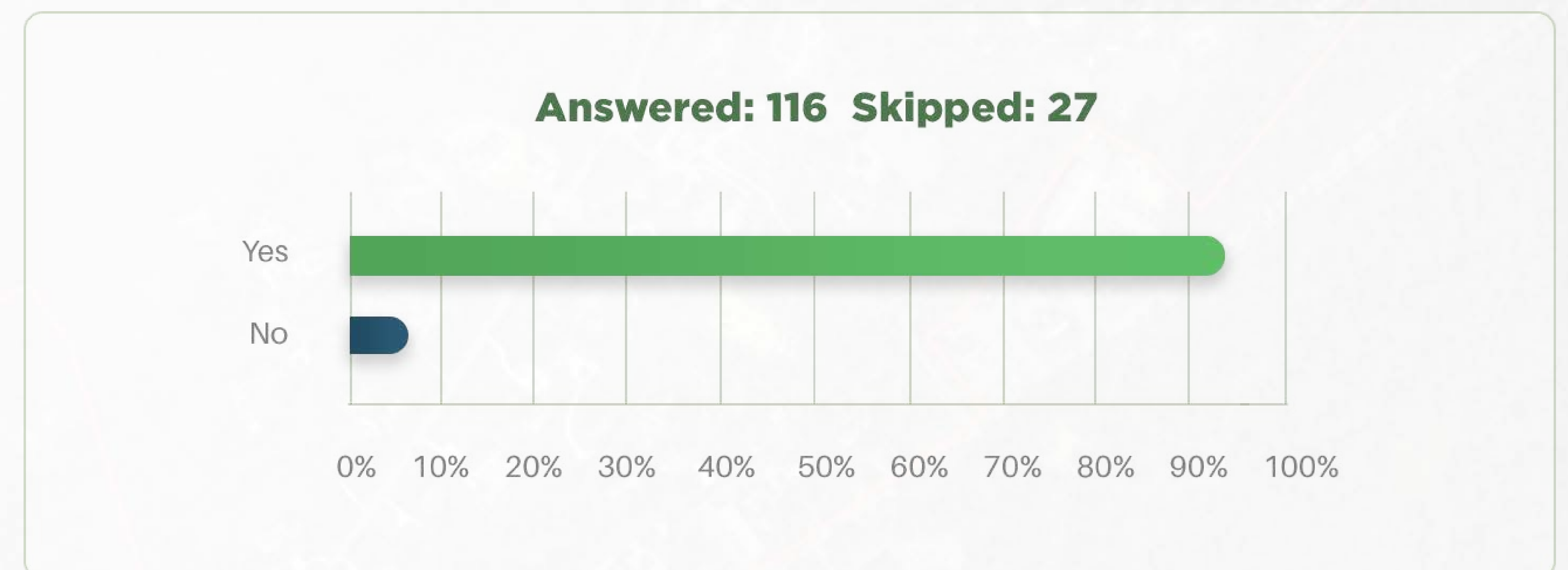
Answered: 116 Skipped: 27

2. Zoning and Density



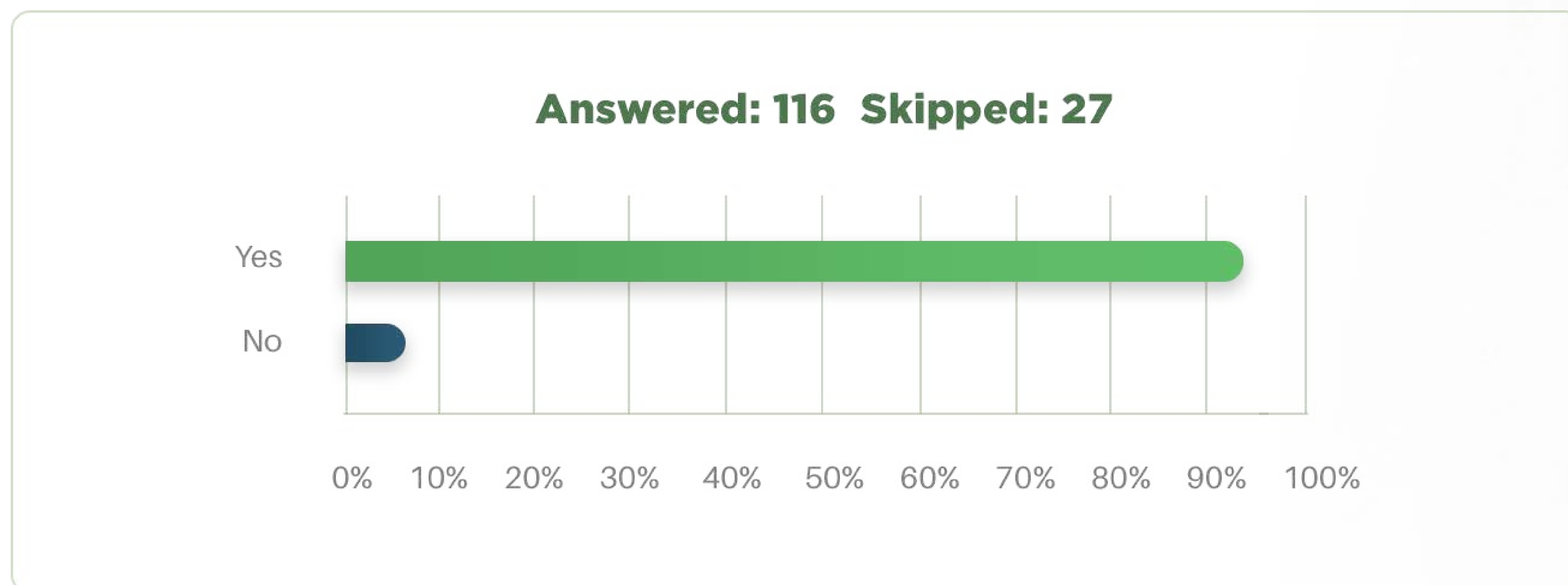
On the question of potential zoning changes to allow for greater or less density, 56% (65 respondents) are in favor of no zoning changes, while 37% (43 respondents) are in favor of changes that would allow lower density building. On balance, 93% (108 respondents) oppose any changes that would enable higher density in Monomoy.

3. Zoning and Residential-only Status



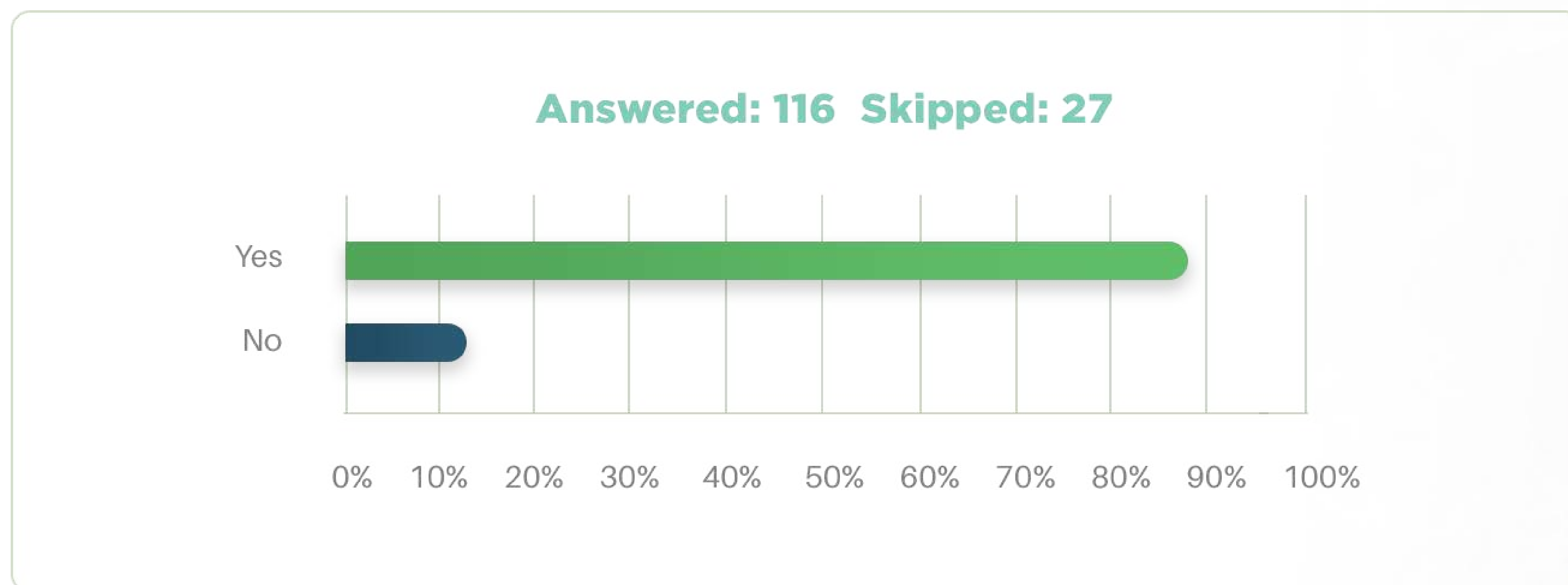
Respondents are strongly of the view (94%, 109 respondents) that Monomoy must retain its residential-only zoning and ensure new commercial businesses do not enter the community.

4. Conservation and Habitat Preservation



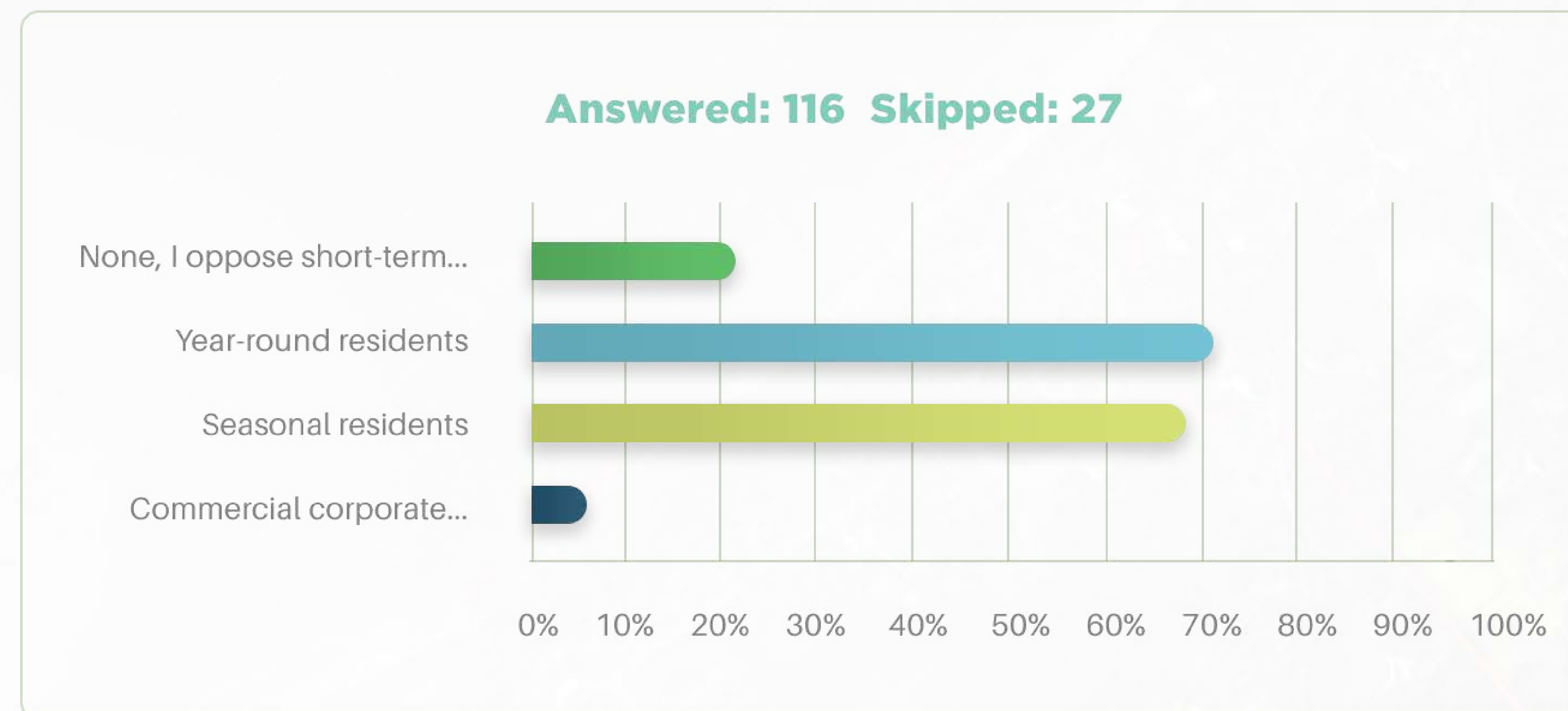
94% (109 respondents) would like our community to work with the Town and local conservation groups to explore opportunities for conservation and habitat preservation (such as identifying land for possible acquisition).

5. Non-conforming Land Uses



As part of the community’s long-term vision, residents stated that if any of the traditional non-conforming commercial businesses ever decided to voluntarily vacate their property, 87% (101 respondents) would like to see such land protected through conservation. This would address concerns that these properties are located in the public watershed for the island’s sole-source aquifer and help forestall the introduction of any new commercial land uses in Monomoy.

6. Short-term Rentals



Almost 71% of respondents feel that both year-round and seasonal residents should be able to rent their Monomoy homes.

Nearly 95% of respondents oppose purely commercial short-term rentals in our Monomoy community. In defining “commercial” no distinction was made between individuals or business entities; seasonal or year-round residents. In short, a property being used solely for commercial short-term rental purposes should not be allowed in the Monomoy neighborhood.

ANSWER CHOICES	RESPONSES	
None, I oppose short-term rentals in Monomoy	21.55%	25
Year-round residents	70.69%	82
Seasonal residents	68.10%	79
Commercial corporate investment groups	5.17%	6
Total Respondents: 116		

RECOMMENDATIONS - LAND USE

1 **Preserve and protect the exclusively residential character of Monomoy**

Monomoy residents are keenly aware that the land area has nearly reached its full build-out, and the rate of growth experienced over recent years can no longer be sustained. Concerns are clear over increasing density, overdevelopment and maximization of land parcels.

Monomoy residents overwhelmingly endorse the view that Monomoy must retain its low-density and exclusively residential character. Monomoy does not want any portion of the community designated part of the Town Overlay District and does not want any properties that are part of the Country Overlay District rezoned to allow for more density.

2 **Explore opportunities to preserve and expand conservation land within Monomoy**

The community strongly supports the protection and expansion of open space in Monomoy. To that end, the community, Town and non-profit conservation organizations should explore parcels of land for possible acquisition in the future for the purposes of conservation and habitat protection in the neighborhood.

3 **Resolve non-conforming commercial uses, if and when opportunities arise to do so**

Non-conforming businesses should not be within the Monomoy neighborhood, which is exclusively zoned as residential. Further, the Monomoy community acknowledges and recognizes the importance of our land use practices as they relate to long-term protection of the Public Wellhead Protection District and our public water supply. At the same time, grandfathered traditional commercial uses provide valuable services to residents, both in Monomoy and island wide.

If any opportunities were to arise in the future, the community might explore with the Town and commercial property owners the scope for creative solutions that might include donation, acquisition, land swaps, or other arrangements, undertaken in a mutually beneficial, win-win manner that improves Monomoy, protects the environment and achieves residential zoning conformance.

4 **Oppose purely commercial short-term rentals**

Monomoy supports the ability of year-round and seasonal residents to rent their homes, however opposes the permitting of properties to be owned and operated solely for short-term rental purposes.

