

Vision

A data-driven visioning process helped the Monomoy community discover clear 'points of consensus' regarding its future vision. This engagement process was designed to provide an open, inclusive and transparent platform for community members to help create a long-term strategy and actionable plan centered around the community's shared vision.



Our vision for Monomoy is anchored on the following 5 pillars that underpin our shared values and goals to guide future decisions for the island and our community.

1 **An Engaged and Proactive Neighborhood Community**

According to the community, Monomoy is a unique and beautiful place that is worth protecting. Monomoy is and shall remain a residential community whose residents choose to live in harmony with one another and with nature, creating a human settlement distinguished by its beauty, unique character and sense of identity.



2 **Committed to Resilient and Sustainable Pathways**

The Monomoy community is committed to supporting both local and island-wide initiatives to address coastal resilience, habitat and wildlife protection, land conservation, energy efficiency and the continual improvement and enhancement of the quality of life on the island for all.



3 **A Sanctuary for Protected Wetlands and Wildlife**

The community of Monomoy lives in harmony with the Island's wildlife and sensitive natural habitats and aquatic ecosystems and will remain vigilant in the protection and enhancement of the area's unique characteristics. Monomoy will resist pressures to accommodate increased development and redevelopment that are inconsistent with the MAP.



4 **Responsible Stewards of the Environment**

Monomoy affirms a land ethic that recognizes landholding—both public and private—as a form of stewardship, involving responsibilities to the human and natural communities of the Island and its surroundings, and to future generations. Monomoy chooses to remain unique through a development pattern which reflects the predominance of natural conditions and characteristics over human intrusion.



5 **Preserving our low-density, low-impact Residential community character**

Monomoy chooses to preserve the low-density residential character of its community amid an island that continues to grow and develop at a rapid pace. Monomoy will explore further how to reduce its density further over time through land conservation practices and address non-conforming land uses that violate zoning and other ordinances.

In this Vision, the goals of the MAP are to preserve the low-density residential character of the neighborhood, protect its rich natural environment, and ensure a sustainable, resilient future for Monomoy.

The MAP Working Group's recommendations, developed in a participatory and inclusive manner, support these goals.

The objectives laid out in the six elements, as specified in the current Town Master Plan, were considered when developing the MAP, along with other publicly-available planning studies, documents, reports and databases.

As an update and in line with current [best practice](#), and in alignment with the ongoing development of the [Nantucket Coastal Resilience Plan](#), the MAP Working Group has added an additional element: Climate Adaptation and Resilience.



HOUSING AND ECONOMIC DEVELOPMENT

In designing its approach to this community planning exercise, the MAP Working Group intentionally focused its efforts on elements that offered opportunities for leverage, value addition and meaningful and substantive contributions in the form of recommendations and policy guidance for Monomoy.

Excluded from the exercise were both the elements Housing and Economic Development, given the exclusively residential complexion of our community, the full build-out of developable land and the lack of commercial enterprises.

While the Working Group recognizes that the opportunity to create new affordable housing in Monomoy is severely limited, the affordable housing crisis poses one of the greatest challenges to our island community.

The loss of critical members of the local workforce, from essential workers such as firefighters, nurses and school teachers forced off-island, to employees that support local businesses who are unable to secure affordable housing, makes it clear that multifaceted, sustainable solutions are urgently required.

Monomoy wholeheartedly supports Town and private sector efforts to provide affordable housing throughout the island. We proudly note our community is home to a number of members of the year-round work force and has a long history of rentals of secondary dwelling units (typically garage apartments) to year-round families that dates back to at least the 1970s and continues today.