

# Introduction

The Town of Nantucket, through the Nantucket Planning and Economic Development Commission (NP&EDC) is in the process of updating its 2009 Master Plan, as required by Massachusetts State Law.

The Master Plan, in its simplest terms, is a vital long-term roadmap that serves to guide the overall character, physical form, growth and development of Nantucket. With a planning horizon of 20 years, the Master Plan reflects an overall vision for the future of Nantucket based on a comprehensive planning process that involves taking a long-term view of issues and opportunities facing the island, evaluating alternative directions and approaches, and recommending strategies to make Nantucket an even better place in the future.



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Neighborhood-level Area Plans developed by communities around the island, including Monomoy, are key to this process. Under the auspices of the Monomoy Civic Association (MCA), a Monomoy Area Plan (MAP) Working Group was constituted and unanimously approved, along with a Monomoy boundary map, by NP&EDC on November 8, 2021, and tasked to work with the Town to develop Monomoy’s first-ever Area Plan as an input the Town Master Plan.

Preparation of the MAP has been participatory and inclusive, structured to ensure all stakeholder voices are heard and to develop a consensus among residents about the future of the Monomoy. Community engagement involved formulating and distribution a detailed survey to gather input from residents and other stakeholders, with the Working Group, and six sub-group teams tackling data collection, research and formulation of elements, recommendations and an implementation plan for the MAP. The Monomoy boundary plan, as approved by NP&EDC, was determined in consultation with both the Nantucket Land Bank and the Shimmo Association.

The Working Group met monthly over a 7-month period, from December 2021 to July 2022. Additional meetings were held with key individuals in Town departments and non-profit organizations such as the Nantucket Land Bank and Nantucket Land Council. Review drafts of the MAP were presented at a special MCA community-wide meeting on July 9, 2022, prior to submission to NP&EDC for endorsement.

Guided by direct input from the community, the MAP identifies and promotes a common vision for the future of Monomoy. Designed to offer a compelling and actionable vision for Monomoy over the next decade, this plan aims to be relevant for the next 20 years and beyond.

This plan is crafted as a dynamic and informational guide that reflects integral components of the Monomoy community fabric. It also serves as a tool for the Town and community leaders to strengthen and preserve the Island culture, image, character, and unique sense of place.



## This MAP was prepared with five key considerations in mind:

### 1. To serve as an advisory document.

The MAP is primarily intended to provide relevant input to the Town of Nantucket Master Plan, which in turn provides a framework for consistent decision-making. However, the real value of this Area Plan comes from identifying and promoting a common vision for the future of Monomoy based on input from the community.

### 2. To reflect the aspirations of Monomoy residents.

The MAP outlines an overall vision for the future of Monomoy. Since it is unlikely that all the elements of this overall vision can be accomplished quickly, parts of this overall vision can be thought of as aspirational for Monomoy, anchored on input from residents and property owners. The plan is intended to inform community discussions on key issues now and into the future.

### 3. To be “actionable”.

Since implementation should be carried out as circumstances and resources (financial or otherwise) permit, the MAP is an “actionable” plan rather than an “action” plan. It will become an “action plan” when a policy decision is made and/or when the necessary resources (time and/or money) are committed to accomplishing an action step.

### 4. To be implementable.

Implementation is the whole reason behind preparation and adoption of this MAP, and its inclusion into the Nantucket Town Master Plan. Implementation is expected to occur gradually over time, with some recommendations taking ten to twenty years (or longer) to achieve. Staying the course and remaining true to our community vision will eventually produce the best results for Monomoy.

### 5. To be a “living document” that can be reviewed and refined.

The MAP is not intended to be a document fixed in time. Rather, it is a living document; the policies and action steps put forward can and should be regularly reviewed and refined as circumstances and financial considerations change, and as new information becomes available.

