

Head of the Plains

The Town of Nantucket has been seeking a cost-free Public Health Conveyance from the General Services Administration (GSA) to build a wastewater treatment plant on a portion of 90 acres of vacant land at the Head of the Plains. This land was formerly the site of the Federal Aviation Administration (FAA) tower, and has been declared to be surplus property to be disposed of by the GSA.

The Madaket Residents Association contends that a \$50 million or more processing plant to treat waste water from about 475 Madaket homes, most of which are used seasonally, is an unnecessary expense. Other options should be considered.

In the event that a treatment plant will not be built on this parcel, the GSA will sell it; the Town however, is first in line to purchase the property. The MRA will partner with the Town and conservation organizations to raise the funds to purchase the 90 acres, which we believe should be preserved as open space for the enjoyment of all.

Since the MRA asserts that it is essential to preserve this land and to limit the potential for development, we supported Article 4, which was unanimously adopted at the November 4, 2013 Special Town Meeting.

Article 4 amended the zoning map by placing 78 parcels of land in the southwest quarter of Nantucket into the Moorlands Management District (MMD). The 1,100 acres (about 1,000 of which are already held in conservation) were zoned as Limited Use General 3 (LUG-3) with minimum sized lots of about 3 acres and allowing for a second dwelling on a lot. The MMD rezoning requires 10 acre minimums, a smaller footprint for houses and does not allow second dwellings. The effect is to reduce the potential development from as many as 60 dwellings to no more than ten.

The new zoning district is marked in red on the map below.

