



# NANTUCKET BUILDOUT ANALYSIS: 1997

A STUDY CONDUCTED JOINTLY BY:

The Nantucket Association of Real Estate Brokers (NAREB)

The Nantucket Comprehensive Plan Steering Committee

The Nantucket Land Council

The Nantucket Planning and Economic Development Commission

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## **INTRODUCTION**

In the fall of 1996, the Nantucket Comprehensive Plan Steering Committee was just embarking on the data collection stage of the two-year Comprehensive Plan. An important issue raised during those early meetings concerned whether prior buildout analyses prepared by the NP&EDC, through its various consultants, were still valid with respect to the effect of existing zoning. Some felt that the prior buildout analyses were performed on a "broad-brush" basis, and failed to consider the many variables which have an effect on the buildout numbers. These variables included the effects of wetlands (including dune and other coastal resources), the effect of lot configuration, accessibility, frontage, street width, and other similar factors. Some of these variables could only be taken into consideration by a careful lot-by-lot analysis. Faced with these doubts as to the validity of prior conclusions, several organizations made the commitment to cooperatively conduct a buildout analysis through a tedious, but comprehensive, lot-by-lot review process. Beginning in December, 1996, representatives of the Nantucket Association of Real Estate Brokers (NAREB), representatives of the Nantucket Land Council (a private conservation organization), representatives of the Nantucket Comprehensive Plan Steering Committee, and members of the staff of the Nantucket Planning and Economic Development Commission began meeting once or twice a week in the offices of Angelastro Real Estate.

The 2-3 hour work sessions were conducted by 2 to 4 work groups consisting of 2 to 4 individuals each, whose task was to analyze each identified vacant parcel, and each developed parcel with additional development potential. Each group performed the buildout potential calculations, and agreed by consensus as to the buildout potential of each lot. As each page was completed, a tally was made of each page. The group method was particularly effective in identifying the physical and legal constraints and encumbrances on each property. Because of the diverse viewpoints of the participants, the final consensus had the effect of moderating any extreme viewpoints.

## **BUILDOUT METHODOLOGY AND ASSUMPTIONS**

Before work commenced, the group agreed to follow the following buildout methodology:

- A. Identify vacant parcels, and determine buildout potential of these vacant parcels.
  1. Utilize a printout of vacant parcels from the Town Assessor's records, less all preserved land, and land dedicated for governmental purposes. For the purposes of this buildout, "preserved land" is land held by the Nantucket Land Bank, and by various non-profits, or land that is restricted. Other governmental land may fall into this category if it is specifically restricted.
  2. Identify the listed vacant parcels on maps in the Assessor's Book of Maps. These served as "work maps" throughout the process.

