

***Article: To see if the town will amend Chapter 139 (Zoning), Section 11 (Major Commercial Developments) of the Code of the Town of Nantucket as follows:***

*Note: This revision is intended to provide a way to consolidate the information provided to the Planning Board. Much of the information already provided at the MCD review is part of this new review standard. However, this document will provide the Planning Board the ability to review the impact to economics and community in a much more consolidated way.*

(Re-letter as H, Re-letter as necessary.)

**H. ECONOMIC AND COMMUNITY IMPACT REVIEW:** The Planning Board must require an Economic and Community Impact Review (ECIR). The purpose of the ECIR is to provide for detailed analysis of certain land uses which, because of their scale or intensity of use, have the potential for significant impact on the health, safety, aesthetic qualities, economy of the Town or general welfare of town residents, including negative effects on the environment, abutting property values, demand for town services and infrastructure, and traffic safety.

- (1) Requirements: The ECIR shall be prepared by an interdisciplinary team of professionals qualified to evaluate all facets of the proposed projects, which may include, but is not limited to, engineers, architects, landscape architects, environmental scientists, and planners. This review shall include the following information:
  - (a) A detailed description of the proposed project and its design features, including existing conditions on the site and in the vicinity of the project.
  - (b) Identification and assessment of the impacts of the proposed project, including positive, negative, and indirect impacts.
  - (c) An evaluation of how the project will meet the design guidelines, as established by the Planning Board.
  - (d) Proposed measures to mitigate adverse impacts and/or maximize positive impacts including design modifications and provision of infrastructure or public service improvements sufficient to support the project. Any adverse impacts, which cannot be mitigated, shall be identified. Mitigation measures to be implemented by the applicant shall be identified.
- (2) Community Impact Assessment: The ECIR shall evaluate the potential impact of the development upon the following community aspects:
  - (a) Traffic and parking conditions on site and within the surrounding area.
  - (b) Municipal utilities and services including water supply, sewage, disposal, storm drains, police, fire protection, emergency services, schools, and town services;
  - (c) The physical and ecological characteristics of the site and surrounding land, including wetlands, floodplain vegetation, wildlife habitat, and other environmental conditions;
  - (d) The character of the community, including scenic areas, community scale, placement within the community, lighting, parking, and use of open and recreational space.

- (e) The historical and archaeological resources of the community. This section shall include archival level photography, measured drawings, and/or historic documentation of historic elements that will be destroyed or moved, which shall be submitted to a group or organization, as assigned by the Planning Board. Consultation with the Nantucket Archaeological and Preservation Commission, or other agency or organization as assigned by the Planning Board, is required.
  - (f) Affordable housing and ability to generate more such housing.
  - (g) Job growth and development. Number of jobs to be created, impact on existing employers, and amount of local labor to be used shall be indicated.
  - (h) Impact on the "Historic Downtown District." As this area is considered the core of the community, any plans must indicate the level of impact on the area.
- (3) Fiscal Impact Assessment: The ECIR shall evaluate the projected costs and benefits to the community resulting from the project including:
- (a) Projected costs arising from increased demand for and required improvements to public services and infrastructure.
  - (b) Value of improvements to public services and infrastructure to be provided by the project.
  - (c) Projected tax revenues to be generated by the project.
  - (d) Projected impact of the project on surrounding land values and any potential loss or increase in tax revenues to the Town.
  - (e) Short-term and long-term projection of increased Town revenues and costs resulting from the proposed project.
- (4) Guidelines for ECIR: The Planning Board shall draft and approve guidelines related to the preparation and evaluation of the ECIR.
- (5) Waiver of compliance: The Planning Board may waive strict compliance with the submittal requirements by a supermajority vote if the Board, in its opinion, the information required is deemed unnecessary or applicable to the review of the project. Request for waivers shall be made in writing to the Board and shall state the reasons and supporting justifications for granting the waiver. Applicants are encouraged to discuss the requirements of the ECIR with the Planning Board staff prior to preparation of the ECIR.
- (6) Planning Board Review: The Planning Board may select one or more consultants to prepare an analysis of the ECIR required by this section. The Planning Board in its review of the application shall consider both the ECIR and the consultant analysis.
- (7) Payment for ECIR and review: The cost of all studies and investigations reasonably necessary to prepare the ECIR required under this Section shall be borne by the applicant, the cost of hiring a consultant(s) to review the ECIR shall be borne indirectly by the applicant through payment of a fee to the Town upon submission of the application, in addition to the filing fee, according to standards established by the Planning Board.