Nantucket Planning Board

November 17, 2026

Nantucket Tipping Point
PO Box 3604
Nantucket, MA 02584

RE: The Nantucket Planning Board's Response to the Nantucket Tipping Point's e-mail Dated October 27, 2026

Dear Mr. Willauer,

Thank you for your correspondence and for Nantucket Tipping Point's participation in the Master Plan update process.

The members of the Planning Board would like to clarify that the designation of certain comments as "outside the scope" was not intended to suggest that the underlying issues raised by NTP are irrelevant to Nantucket's long-term planning efforts. Water and wastewater capacity, environmental protection, infrastructure limitations, housing needs, and the fiscal implications of growth are all important considerations in planning for the island's future.

Rather, the designation relates to the nature and level of detail of the specific requests contained in NTP's submission, particularly the request that the Town undertake comprehensive technical, environmental, infrastructure capacity, and financial analyses prior to adoption of the Master Plan.

The Master Plan is intended to establish a long-range vision, goals, policies, and implementation strategies to guide future planning and decision-making. While the Plan considers a broad range of issues affecting Nantucket, it is not intended to serve as a comprehensive engineering study, environmental capacity assessment, or detailed fiscal analysis of future development scenarios. Such analyses require specialized methodologies, data collection, and coordination among multiple Town departments and agencies and are more appropriately undertaken through targeted studies and subsequent implementation initiatives.

We recognize that M.G.L. Chapter 41, §81D identifies land use, population density, public facilities, and infrastructure as components of a comprehensive master plan. However, the statute does not

require that all potential infrastructure constraints, environmental thresholds, or fiscal impacts be quantified through detailed technical studies as a prerequisite to adoption.

The purpose of a comprehensive Master Plan is not to resolve every planning challenge or complete every technical analysis before adoption, but rather to identify community priorities and establish a coordinated framework for addressing those challenges over time. Requiring completion of every potential infrastructure, environmental, or fiscal study as a prerequisite to adoption would fundamentally change the purpose of the Master Plan process and delay the establishment of the policy framework intended to guide that work.

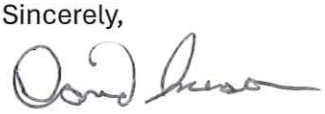
It is also important to recognize that the Master Plan is a policy document, not a regulatory instrument or development approval. Its adoption does not authorize additional development, supersede existing regulatory requirements, or eliminate the need for subsequent evaluation of infrastructure, environmental, or fiscal impacts as part of applicable planning and permitting processes.

The Planning Board considered public comments throughout the Master Plan update process, including those submitted by NTP. The designation of a particular request as outside the scope of the update does not mean that the underlying concern was dismissed or that it cannot inform future planning initiatives.

The Master Plan provides a framework for continued work on these issues, and its implementation will necessarily involve additional studies, coordination, public engagement, and policy decisions over time.

We appreciate NTP's continued interest in Nantucket's future. Your correspondence was included in the meeting packets for the October 19, 2026 and November 16, 2026 Planning Board meeting packets and will be retained with the Master Plan records in accordance with applicable records requirements.

Sincerely,



David Iverson, Chair
Nantucket Planning Board

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Nantucket, MA 02554