

**HOUSE . . . . . No. 570**

**[LOCAL APPROVAL RECEIVED.]**

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The Commonwealth of Massachusetts

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PRESENTED BY:

*Timothy R. Madden and Daniel A. Wolf*

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*To the Honorable Senate and House of Representatives of the Commonwealth of Massachusetts in General Court assembled:*

The undersigned legislators and/or citizens respectfully petition for the passage of the accompanying:

An Act relative to amending the responsibilities of the Nantucket Planning and Economic Development Commission.

\_\_\_\_\_  
PETITION OF:

NAME:

| DISTRICT/ADDRESS:

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**HOUSE . . . . . No. 570**

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[Pin Slip]

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[SIMILAR MATTER FILED IN PREVIOUS SESSION  
SEE  
 HOUSE  
 , NO. 1122 OF 2009-2010.]

**The Commonwealth of Massachusetts**

An Act relative to amending the responsibilities of the Nantucket Planning and Economic Development Commission.

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*Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:*

1 SECTION 1. Chapter 561 of the Acts of 1973, as amended by chapter 98 of the Acts of  
2 1981 and by Chapter 458 of the Acts of 1991, is hereby further amended by inserting the  
3 following new Sections immediately following the existing text of section 4 as follows:  
4 Section 4A. The Commission shall be one of the Commonwealth's regional planning  
5 agencies.  
6 Section 4B. Certain developments of regional economic impact as hereinafter defined  
7 proposed to be constructed within the limits of the town of Nantucket shall not be constructed  
8 within such town without a Development of Regional Economic Impact Permit (?DREIP?)  
9 therefore issued by the Nantucket Planning & Economic Development Commission created by  
10 chapter 561 of the Acts of 1973 as amended, as a result of a majority vote of the membership  
11 thereof. A DREIP shall be in addition to and not a substitute for, nor in any way detract from,  
12 any permit, license, approval, or other permission issued by the Town of Nantucket or any other  
13 applicable governmental authority.  
14 Section 4C. Developments of regional economic impact shall be those large-scale commercial  
15 and industrial developments that have the potential to impact the appearance, society and  
16 economy of the town of Nantucket that exceed any one of the following minimum thresholds:  
17  (a) 30,000 gross square feet of interior space in a single building or on a single lot for retail,

18 manufacturing, or industrial use;?  
19  (b) 40,000 square feet of exterior storage, exterior industrial use;  
20  (c) Alterations to more than 5 acres of? shore, beach, seacoast, pond, marsh, dune, woodland,  
21 grassland, heathland, wetland, endangered species habitat, aquifer, or other resource area for  
22 commercial or industrial use; or  
23  (d) Any commercial or industrial use that requires more than 100 parking spaces as determined  
24 by the zoning bylaw of the Town of Nantucket. ?  
25  Section 4D. The Commission shall by majority vote adopt rules and regulations for the  
26 issuance of a DREIP after a public hearing, with a minimum of fourteen days prior notice to the  
27 Town of Nantucket Board of Selectmen of the time and place of such hearing; provided  
28 however, such rules and regulations shall not take effect except upon an affirmative vote of the  
29 Town of Nantucket at a duly scheduled Town Meeting.? Such rules and regulations shall include  
30 specific time lines for action by the Commission (including without limitation that the  
31 Commission shall file a written decision with the Town Clerk within 180 days of the  
32 Commission?s receipt of a complete application for the issuance of a DREIP), and standards and  
33 criteria to assess visual and environmental impacts, employment characteristics and requirements  
34 for municipal or regional services including solid waste disposal, water, sewer, tourist services  
35 and facilities, transportation and education. Such rules and regulations shall provide that the  
36 Commission shall issue a DREIP upon making the following findings:?  
37  (a) The probable benefit of the proposed project will exceed the probable detriment;  
38  (b) The proposed project is in compliance with any master plan adopted by the community  
39 pursuant to Chapter 41-81D of the general laws of the Commonwealth, or other authority; and  
40  (c) There are no practical, feasible or practicable options or alternatives that might otherwise  
41 be employed due to unique physical, social or economic conditions related to Nantucket?s island  
42 location.  
43  SECTION 2. This Act shall take effect upon passage.  
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