

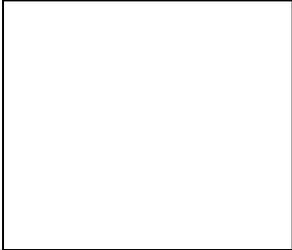


MEETING POSTING

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

All meeting notices and agenda must be filed and time stamped with the Town Clerk's Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays)



Committee/Board/s | Nantucket Historical Commission

Day, Date, and Time | Friday, June 26, 2020 1:00 PM

Location / Address | REMOTE PARTICIPATION VIA ZOOM Pursuant to Governor Baker's March 12, 2020 Order Regarding Open Meeting Law (Attached); the meeting will be aired at a later time on the Town's Government TV YouTube Channel
<https://www.youtube.com/channel/UC-sgxA1fdoxteLNzRAUHixA>

Signature of Chair or Authorized Person | Hillary Hedges Rayport

WARNING: IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD!

AGENDA

Please list below the topics the chair reasonably anticipates will be discussed at the meeting

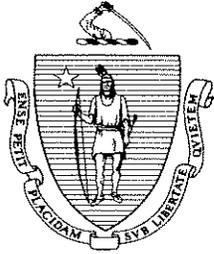
Join Zoom Meeting

<https://zoom.us/j/99090169193?pwd=NDICcHRCWWwxVmRObDhnRnI0c0ZkQT09>

Meeting ID: 990 9016 9193

Password: 649301

- Establishment of a Quorum
 - Recent appointments
- Approval of Minutes of June 5th and June 10th.
- Update to Vineyard Wind / Choose NHC Representative as Consulting Party for Section 106 Review of the NHPA.
- Old business – update on streetscape, debrief of topics from June 10th
- Mission of the NHC
- Objectives and Key Results
- Future meeting schedule and joint meeting with HDC



OFFICE OF THE GOVERNOR
COMMONWEALTH OF MASSACHUSETTS
STATE HOUSE • BOSTON, MA 02133
(617) 725-4000

CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LIEUTENANT GOVERNOR

**ORDER SUSPENDING CERTAIN PROVISIONS
OF THE OPEN MEETING LAW, G. L. c. 30A, § 20**

WHEREAS, on March 10, 2020, I, Charles D. Baker, Governor of the Commonwealth of Massachusetts, acting pursuant to the powers provided by Chapter 639 of the Acts of 1950 and Section 2A of Chapter 17 of the General Laws, declared that there now exists in the Commonwealth of Massachusetts a state of emergency due to the outbreak of the 2019 novel Coronavirus (“COVID-19”); and

WHEREAS, many important functions of State and Local Government are executed by “public bodies,” as that term is defined in G. L. c. 30A, § 18, in meetings that are open to the public, consistent with the requirements of law and sound public policy and in order to ensure active public engagement with, contribution to, and oversight of the functions of government; and

WHEREAS, both the Federal Centers for Disease Control and Prevention (“CDC”) and the Massachusetts Department of Public Health (“DPH”) have advised residents to take extra measures to put distance between themselves and other people to further reduce the risk of being exposed to COVID-19. Additionally, the CDC and DPH have advised high-risk individuals, including people over the age of 60, anyone with underlying health conditions or a weakened immune system, and pregnant women, to avoid large gatherings.

WHEREAS, sections 7, 8, and 8A of Chapter 639 of the Acts of 1950 authorize the Governor, during the effective period of a declared emergency, to exercise authority over public assemblages as necessary to protect the health and safety of persons; and

WHEREAS, low-cost telephone, social media, and other internet-based technologies are currently available that will permit the convening of a public body through virtual means and allow real-time public access to the activities of the public body; and

WHEREAS section 20 of chapter 30A and implementing regulations issued by the Attorney General currently authorize remote participation by members of a public body, subject to certain limitations;

NOW THEREFORE, I hereby order the following:

(1) A public body, as defined in section 18 of chapter 30A of the General Laws, is hereby relieved from the requirement of section 20 of chapter 30A that it conduct its meetings in a public place that is open and physically accessible to the public, provided that the public body makes provision to ensure public access to the deliberations of the public body for interested members of the public through adequate, alternative means.

Adequate, alternative means of public access shall mean measures that provide transparency and permit timely and effective public access to the deliberations of the public body. Such means may include, without limitation, providing public access through telephone, internet, or satellite enabled audio or video conferencing or any other technology that enables the public to clearly follow the proceedings of the public body while those activities are occurring. Where allowance for active, real-time participation by members of the public is a specific requirement of a general or special law or regulation, or a local ordinance or by-law, pursuant to which the proceeding is conducted, any alternative means of public access must provide for such participation.

A municipal public body that for reasons of economic hardship and despite best efforts is unable to provide alternative means of public access that will enable the public to follow the proceedings of the municipal public body as those activities are occurring in real time may instead post on its municipal website a full and complete transcript, recording, or other comprehensive record of the proceedings as soon as practicable upon conclusion of the proceedings. This paragraph shall not apply to proceedings that are conducted pursuant to a general or special law or regulation, or a local ordinance or by-law, that requires allowance for active participation by members of the public.

A public body must offer its selected alternative means of access to its proceedings without subscription, toll, or similar charge to the public.

(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby suspended.

(3) A public body that elects to conduct its proceedings under the relief provided in sections (1) or (2) above shall ensure that any party entitled or required to appear before it shall be able to do so through remote means, as if the party were a member of the public body and participating remotely as provided in section (2).

(4) All other provisions of sections 18 to 25 of chapter 30A and the Attorney General's implementing regulations shall otherwise remain unchanged and fully applicable to the activities of public bodies.

This Order is effective immediately and shall remain in effect until rescinded or until the State of Emergency is terminated, whichever happens first.

Given in Boston at 6:40 PM this 12th day of
March, two thousand and twenty.

A handwritten signature in cursive script, reading "Charles D. Baker". The signature is written in dark ink and is positioned above a horizontal line.

CHARLES D. BAKER
GOVERNOR
Commonwealth of Massachusetts

Minutes of Nantucket Historical Commission Meeting – June 5th, 2020

Establishment of Quorum

Commissioners Present: Tom Montgomery, Georgia Raysman, Milton Rowland, Angus Macleod, Ben Norman, Hillary Rayport, Don DeMichele, Clement Durkes and David Silver

Staff Present: Holly Backus

Others Present: Morris Hylton, Mary Bergman, Michael May, Frances Karttunen, Jeffrey Paduch, Abigail Camp, Rita Carr

Meeting conducted via Zoom. Meeting was recorded and posted on Nantucket Gov't YouTube site.

Meeting called to order

Comments on the minutes

Hillary: Motion to approve minutes with the change of adding Clement Durkes as being present.

All in favor: Unanimous (Hillary, David, Clement, Georgia, Tom, Angus, Mickey and Ben)

MVP Grant and CAAMP Training

-Holly has been meeting with consultants to set guidelines. We were supposed to have guidelines approved with the State by June. We have until June 2021, and we are planning to work with PIN and NPT.

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NHC Resource / Advisory board

To consider how the NHC might benefit from additional expertise provided by a volunteer resource board comprised of skilled practitioners familiar with Nantucket. These experts could be called upon to volunteer specific information or advice, when required. Proposed members of the resource board are listed in the packet.

Various Commissioners and staff commented positively about the idea. A question was about what form the advice might take – an example was that one member of the proposed resource board might wish to offer information about a topic. The resource board also helps because we need to show the MHC that we have expertise, and this builds the expertise of the committee. There were also questions about

whether this group might be hired to do work. The Chair clarified that any hiring decisions would be subject to a bidding process and would be the decision of the town. Clement Durkes commented on how valuable this expertise is also there are other important knowledgeable people who are available. Anyone who would like to be on the resource board is invited to write to Holly Backus. Frances Karttunen expressed her pleasure at being invited to offer her expertise, and to have a way to participate with the NHC even though she does not have time to serve as a commissioner. Michael May also expressed the benefit of having a large group in touch with the NHC, for the exchange of information. Tom Montgomery motioned to adopt the named individuals to the Resource Board. All voted aye via roll call.

Rehabilitation of Historic Streets: April DPW information session was cancelled due to COVID. DPW feels positive about taking into account "historic considerations" stemming from our Feb. meeting. They've specifically asked us for historic goals. We've had historic goals for some time and we are streamlining them. To assist the Historical Commission and the Town, a small group of private citizens has retained Matthew Bronski, preservation engineer with SGH, to study the streetscape and provide a report and advice. There was a brief explanation from the chair that no individual member of the NHC could contribute financially to this private effort, unless they recused themselves from any subsequent discussion. Also, in the past the NHC has expressed interest in forming a "friends" group to offer support, but no member of the NHC could represent that friends group, because this would be a divided loyalty.

Main Street homeowner Jeffrey Paduch presented the project to the NHC and submitted a letter to the Town Manager, copy to DPW. The letter is included in the meeting packet.

Mr. Paduch was warmly thanked for his efforts and that of the others. The Chair and Staff will liaise with Mr. Bronski to set up a visit and next steps, with a meeting in July. Expect a report in September.

The preservation engineering study will complement the Historic Streetscape study that will be sponsored by the NPT and undertaken by PIN, and paid for by the CPC. The purpose is to document what is there and make informed decisions about how to work with it. Marty Hylton provided an overview. There is some question however about timing of the study, based on COVID. Possibly the data collection can begin in the fall. Holly Backus welcomed both studies and invited everyone to be in touch to coordinate the work with the town.

Abby Camp made a comment about the very bad state of Main Street especially around the Civil War Monument. She wanted to know if there was a timeline for recobbling the street. Hillary responded that the responsibility for repairing the cobbles lies with the DPW, and they have set aside funds for this purpose. Holly Backus commented that the DPW is really looking to the preservationists for guidance on what should be done and how to do it. "my understanding is work is on hold until the guidelines for preservation are set". A discussion about the state of Main Street ensued; the NHC expressed support for temporary reversible repairs to stabilize the street and sidewalks. After some discussion about the desire for immediately repairing the worst parts street, vs. the time it takes to develop and execute a comprehensive reconstruction plan, the Chair proposed the following: that the NHC get in touch with Rob and give him an update about the preservation engineering study, the timeline, and the draft guidelines that should be finalized by September. This communication should include a statement of the

NHC's support for interim repairs to Main Street and the historic sidewalks, and that any stop-gap repairs be executed in a way that is reversible and does not damage the historic material.

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The commission has been active for a year. The purpose of the commission is to protect the historic assets of Nantucket. We now have a preservation planner (Holly) which we didn't have when we started, and that is a huge advantage.

The NHC reviewed a presentation on becoming a Certified Local Gov't, which would give the commission the ability to propose buildings and areas to be included in the National Registry, and access to grants. To apply, we need an MOU between the HDC and NHC. To be discussed in a joint meeting June 30th.

The Commission reviewed the 2005 vision at the time the NHC was created. Surveys were discussed – the surveys we have are mostly from 1989, and the update to the NHL was updated in 2011. The 1989 survey only covered certain areas. T. Montgomery mentioned that the 2011 survey was more extensive in its reach – to him, is more comprehensive, Holly Backus mentioned that the 1989 surveys, that people use at the HDC, are more detailed. PLUS had put in for funds for more surveys at ATM this year. This will likely not be able to go forward due to COVID.

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The discussion moved to the matter of different preservation oriented groups – HDC, NHC, and preservation non-profits, and how this can be confusing for people. Esta-Lee Stone has proposed the idea of mounting an exhibit featuring the history and evolution of preservation on Nantucket over the years. Many commissioners supported the idea. Marty Hylton and Mary Bergman also supported the idea. Marty Hylton related that of the 300 buildings PIN surveyed along the waterfront, 75% are 19th Century and nearly 50% built after 1945. Looking at the 20th century and looking forward to the future landmarks would be an interesting topic to cover. Holly Backus concurred. The timeline would be for 2021.

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NHC might assist with evaluation of historic structures, when they come before the HDC. Angus stated that he thought all historic structures should go before one of the HDC Advisory Boards no matter where they are on the island. Holly answered that there is a list that is maintained by HDC administrator Cathy Flynn, but Holly knows there are some historic structures that aren't on that list. She is not sure if currently all structures do go before the advisory board, and recommended checking with Cathy and looking at the list she maintains. Holly does know for a fact that there are structures more than 50 years old that don't go before an advisory board because they aren't in Sconset, Madaket, or the OHD. She offered an example in Quidnet – where NPT helped collect more information and Holly presented the information to the HDC. This was generally agreed to be a problem that should be addressed. Holly would like to see the 2012 NHL survey used more consistently. The Chair summarized that this should be part of our objective. Clement, Mickey, Georgia, Angus all spoke in favor of surveys, opportunistically assisting the HDC with research on historic areas and structures, and becoming a CLG.

A draft mission statement was read and agreed to be discussed further at the next meeting.

The next meetings were set for June 26th, the joint meeting with the HDC for June 30th, and July 10th. Near term goals are to come up with a clear mission and some objectives. Thereafter, meeting the 4th Friday of the month

Motion to adjourn the meeting. Seconded, all in favor.



NANTUCKET HISTORICAL COMMISSION

Town of Nantucket
2 Fairgrounds Road
Nantucket, Massachusetts 02554

June 24, 2020

Mr. Rob McNeil
Director, DPW
Town of Nantucket
Via email
Cc: Holly Backus; Andrew Vorce

COMMISSIONERS

Hillary H. Rayport (Chair)
Angus MacLeod (Vice-Chair)
David Silver (Secretary)
Clement Durkes
Thomas M. Montgomery
Georgia U. Raysman
Milton Rowland

ALTERNATES

Don DeMichele
Ben Normand

Dear Rob:

The Nantucket Historical Commission met earlier this month and discussed our shared desire to repair Nantucket's historic streets and walks. Jeff Paduch presented his letter of June 5th to our Town Manager, regarding Matthew Bronski's preservation engineering study. We also heard from Ms. Abigail Camp, who serves on the HDC, and was speaking individually about concern for the street and asking after the timeline.

You have requested Historic Goals for your consideration, as you develop a rehabilitation plan. I'm writing to relate a timeline and our comments regarding the interim work we know is much in demand from our community.

The NHC has continued to streamline our draft guidelines for historic streets and walks, which were initially developed in July 2019 and based on accepted preservation standards. Our guidelines are attached to this letter.

We expect to have additional input to these guidelines from the work of Matthew Bronski and Preservation Institute: Nantucket. Both will be studying the sites and materials this summer. Our goal is to produce final guidelines by the end of September.

In the mean time, please know that the NHC is unanimously supportive of the DPW performing spot-repairs to the dangerous areas of the cobblestone street and sidewalks. Lifting and resetting cobblestones and repairing the road and sidewalks in kind is desirable, and an attractive, reversible, interim measure while a more comprehensive rehabilitation of the streetscape is planned. As ever, please be in touch for any discussion.

Sincerely,

Hillary Hedges Rayport

Mission Statement (for town website)

Current: The Nantucket Historical Commission is the local historic preservation and archaeology planning and advocacy agency. The NHC creates educational opportunities, creates plans for the preservation of Nantucket, advocates through the Board of Selectmen on issues of historic preservation, and oversees state requirements for archaeology.

Proposed draft:

The Nantucket Historical Commission is the local historic preservation and archaeology planning and advocacy agency. Working with the Town Preservation Planner and The Planning Director, the NHC advises the Select Board and other Town commissions and boards. We create plans and guidelines for historic preservation, direct surveys of buildings and lands of archaeological and historic significance, and advocate through the Select Board on issues of historic preservation.

Our work complements and advises the local Historic District Commission, which is Nantucket's regulatory architectural review board. We also liaise with the Massachusetts Historical Commission and local preservation and conservation non-profits.

Include this somewhere? Or no? : Nantucket is a National Historic Landmark whose contributing historic assets include not only the structures erected prior to 1975, but the setting and context of these structures, the American and Native American artifacts of Nantucket, and the special visual quality of Nantucket, as expressed in the natural and built environment.

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Motion to adjourn the meeting. Seconded, all in favor.

From: Cathy Flynn cflynn@nantucket-ma.gov 
Subject: RE: Joint Commission Mtg 6-30-2020
Date: June 25, 2020 at 11:08 AM
To: Holly Backus hbackus@nantucket-ma.gov, Hillary Hedges Rayport hrayport@mac.com
Cc: Ray Pohl ray@botticelliandpohl.com, Andrew Vorce AVorce@nantucket-ma.gov

CF

Hello all,

I have made a minor change to the wording on the bullet point below. From Joint Commission Priorities to **Presentation by the Nantucket Historical Commission for consideration.**

Joint Meeting:

- *Introduction of HDC & NHC members*
- *Sharing of HDC & NHC mission statements*

Joint Discussion:

**Resilient Nantucket: Designed for Adaptation (MVP Project) - update and meeting with consultants (approximately 30-45 min)*

****Presentation by the Nantucket Historical Commission for consideration:** (remaining time)*

- Certified Local Government (CLG)*
- Update Historic Structure Surveys*
- National Historic Landmark (NHL) Data*
- Preservation Plan*
- Proposed Preservation Engineering Study with Matthew Bronski, PE*

Cathy

Cathy Flynn

Land Use Specialist

Town of Nantucket

Planning and Land Use Services

2 Fairgrounds Road

Nantucket, Ma 02554

cflynn@nantucket-ma.gov

508-325-7587 x7027

fax: 508-228-7298



From: Holly Backus

Sent: Wednesday, June 24, 2020 4:05 PM

MEMORANDUM OF UNDERSTANDING BETWEEN
THE
GLOUCESTER HISTORIC DISTRICT COMMISSION
THE
GLOUCESTER HISTORICAL COMMISSION
AND THE
MASSACHUSETTS HISTORICAL COMMISSION

This Memorandum of Understanding (MOU) is developed in accordance with Section II, Part B of the Guidelines for Implementation of Certified Local Government Programs in Massachusetts. The MOU is necessary to implement the CLG requirements for public participation in communities with separate historical commissions and district commissions. The MOU outlines the responsibilities of the Certified Local Government in terms of the specific duties to be carried out by the Historic District Commission (HDC) and the Local Historical Commission (LHC).

As outlined in the Guidelines and the Certification Agreement, the basic responsibilities of the CLG include: enforcement of local preservation legislation, maintenance of an adequate and qualified historic preservation review commission, participation in the Massachusetts National Register Program, maintenance of a system for survey and inventory of historic properties, and the provision of adequate public participation in local preservation programs.

Traditionally, the enforcement of local preservation legislation by a qualified historic preservation review commission has been the responsibility of the historic district commission; the local historical commission has administered matters relating to the National Register, and has been responsible for carrying out the comprehensive community-wide survey. Under the CLG program, the two commissions can continue to perform their respective duties independently.

However, in order to fulfill their function as a CLG, the two commissions must each take additional responsibility for the provision of public participation in local preservation programs. The commissions must act jointly to coordinate their activities, and to provide ongoing communication with the MHC. A CLG coordinator must be appointed to handle this coordination and communication.

The following is a list of the required responsibilities of the CLG coordinator, and of the LHC and the HDC for the provision of public participation in local preservation programs.

Please place an "X" next to each item below, and describe any additional duties to be carried out by either commission:

RESPONSIBILITIES OF THE CLG COORDINATOR:

- ___ 1. Attends MHC training sessions for CLGs.
- ___ 2. Transmits National Register Nominations and CLG Reports to MHC.
- ___ 3. Solicits recommendation of the chief elected official regarding potential nominations to the National Register.
- ___ 4. Notifies chief elected official of vacancies on commissions.
- ___ 5. Regularly attends meetings of both commissions.
- ___ 6. Receives all minutes from both commissions.
- ___ 7. Collects materials from each commission for Annual Report
- ___ 8. Organizes the annual joint meeting of two commissions.
- ___ Other _____

RESPONSIBILITIES OF THE HISTORIC DISTRICT COMMISSION:

- ___ 1. Enforces local preservation legislation.
- ___ 2. Holds meetings at regular intervals at least four times a year.
- ___ 3. Properly notices and conducts meetings in accordance with the Open Meeting Law and the local preservation ordinance or bylaw.
- ___ 4. Makes decisions in a public forum.
- ___ 5. Maintains accurate minutes of all commission actions, which include criteria upon which decisions were made.
- ___ 6. Holds annual joint meeting with Local Historical Commission to discuss respective responsibilities of HDC and LHC for local preservation program.

RESPONSIBILITIES OF HISTORICAL COMMISSION

- ___ 1. Holds meetings at regular intervals at least four times a year.
- ___ 2. Properly notices and conducts meetings in accordance with the Open Meeting Law

and the local preservation ordinance or bylaw.

- ___ 3. Makes decisions in a public forum.
- ___ 4. Maintains accurate minutes of all commission actions, which include criteria upon which decisions were made.
- ___ 5. Holds annual joint meeting with Local Historic District Commission to discuss respective responsibilities of the LHC and HDC for local preservation program.
- ___ 6. Allows reasonable opportunity for public comment on properties proposed for nomination to the National Register
- ___ 7. Prepares eligibility opinions for properties proposed for nomination to the National Register of Historic Places.
- ___ 8. Maintains local inventory of historic and cultural resources.

Other: _____

Date _____
Chair, Gloucester Historic District Commission

Date _____
Chair, Gloucester Historical Commission

Date _____
Gloucester Certified Local Government Coordinator

Date _____
State Historic Preservation Officer

NHC: Development of Priorities and Goals

This is a “kitchen sink” list of comprehensive possible goals for discussion – not a final list – to be developed and prioritized

Finalized historic goals for streets
Becoming a Certified Local Government
MOU between HDC and NHC
NHC and HDC support and help one another
Updating Surveys
Expansion of National Register participation
Creating Area and Neighborhood Surveys
Preservation Plan
Master plan – identifying preservation needs
Archeology – zones of sensitivity
Archeology – tools for homeowners and contractors
Aligning Zoning with HDC guidelines and preservation needs
Harbor Place
Self evaluation
Demolition standards
Standards for evaluating contributing structures (NHL data)
Standards for advisory board review
Standards for development in flood zones / resilient Nantucket
Landscapes with Nantucket in Mind
Standards for Rural Roads
Demolition Definitions and Standards / preferably preserved
Responding to and resolving complaints from the public
Sustainability / new materials/ renewable energy
Supporting and working with preservation non-profits
Museum exhibit – history of preservation on Nantucket

Regular presentation to Select Board
Participation in NP&EDC
Support in town budget