

Minutes of Nantucket Historical Commission Meeting – February 24th, 2020

Establishment of Quorum

Commissioners Present: Tom Montgomery, Georgia Raysman, Mickey Rowland, Angus Macleod, Hillary Rayport, Don DeMichele, and David Silver

Others Present: Rob McNeil, Andrew Vorce and Matt Fee

Public Comment: N/A

Meeting called to order

Comments on the minutes

Hillary: Motion to approve minutes

All in favor: Hillary, David, Clement, Tom, Angus, Mickey and Ben

Today's Agenda

- I. Historic Pavement and Sidewalks (Guest: DPW Director, Rob McNeil)
 - a. Recent and future work in the OHD
 - b. Response to concerns
 - c. Preservation Engineering study
 - d. Special Town Meeting – Bylaw Amendment
- II. ATM 2020 Articles and action for comment
 - a. Article 62: Preservation of Historic Structures
 - b. Other articles of interest
- III. Staff update
 - a. MVP Grant – kickoff meeting
 - b. Training – National Alliance of Preservation Commissions CAMP
 - c. Working Group / CPC Grant RFP update (BWNiM)
 - d. Other business

- IV. Communications
 - a. Town Website – Mission Statement
 - b. Other communications

Discussion with Rob McNeil

- Our collective goals are 1) to keep the town of Nantucket's streets and sidewalks walkable and well maintained for its many visitors and residents, and 2) to be a leader in preservation, as befits our status as a National Historic Landmark and prime destination for heritage tourism.
- NHC said that being a leader in preservation means keeping our town not only looking historic, but also preserving, for future generations, the historic materials. We do this by following published best practices well understood by government, academia, and non-profits concerned with preservation.
- A key take-away from the meeting is that the DPW would like the NHC to develop and present historic goals for sidewalks and streets.
- DPW goals are for durability, safety, accessibility. Methods specified must be ones available contractors can implement. Work must be performed in a manner that can be guaranteed by the contractor. Maintenance going forward must be manageable.
- We discussed the preservation engineering study by SGH. The "friends" group offering to fund this study is moving forward. Assuming they retain SGH or another comparable engineer, you agreed to meet with him, answer questions, share information, and consider the advice that is offered. They will present dates.
- Planning and DPW work together on projects and asked to have input earlier on from the NHC. We discussed that the NHC has been asking for opportunities to give input, and hasn't always gotten a response (eg. Complete Streets projects have been presented to R&ROW and BPAC, but NHC has asked for a briefing and not had a response). We will provide input at the earlier of: when we are asked for it, or when we feel it is needed and have the information to evaluate. We trust communication lines will only get better from here.
- Further to this, we stated a desire that the NHC not be giving our input in the context of a public meeting. As stakeholders, we should have the opportunity to give feedback and have that feedback incorporated prior to public meetings. This allows the "Town" to speak with one voice and builds trust among the public.
- There was some discussion about the difference between setting historical goals and actually commenting on specifications and materials. DPW is not accustomed to NHC recommending materials or specifications - more goals. We feel it is necessary to build knowledge of available

alternatives in order to develop and defend viable goals. We see it as a research exercise worth doing.

- We also briefly mentioned the amendment to the existing bylaw limiting road construction that we proposed for ATM but pulled pending more discussion with you. We will propose this for special town meeting in October. It would make it illegal to remove, or cause to be destroyed, historic material from the streets. Your comment was “that may be necessary”. We will share the proposed amendment with you for comment well in advance.

Master Plan Project

-goal right now is to bring this to the April 2022 ATM

-2020 Census information will be valuable

- Commission should read up on the Nine Elements of the Master Plan (Land use, implementation, cultural and historical goals, etc.)

Town Meeting Breakdown

- Two important Committees in charge of the articles
 - i. Finance Committee (FINCOM)
 - ii. Planning Board
- These two boards will make motions in regard to each article
- The primary motion itself has to stay within the scope of the given article
- Selectmen will also give their comment. They control the warrant

Article 62: Preservation of Historic Structures

Would create a new concept of “demolition delay” to determine if the structure is both...

1. Historically significant
2. Preferably preserved

Process can be overruled at any time by the HDC

- This article, if passed, would create more time before a building is demolished so that I could be moved or saved
- The hope is that buildings outside of historic districts would be eligible for “demolition delay”

Would it be helpful for the community to hear comment from the NHC on this issue?

- Commission will review Planning Board’s comment and offer our thoughts (if necessary)
- HDC tentatively scheduled March 31st for an organizational meeting that would include the NHC. Holly is working on that with Kathy and Ray to set that up.
- May 29th joint training with the HDC.
- We will develop an agenda to talk about the joint goals between the two Commissions

Hedge-rows of Leland Cyprus is of concern to the commission

Non-native hedge that can grow upwards of 50ft and is commonly used to screen in pools, etc.

Article 52 - Should NHC make a comment in time for ATM?

Zoning Article: changes for pools – NHC can put a group together to give comment

- Planning Board has an article that would restrict R1 and SR1 R5 limited minimum of 7500sqft
- FINCOM has decided that they don't agree with the planning board's recommendations for pools
- FINCOM believes that homes with pools could generate more rental income, and since there is a short-term rental tax, the town could benefit financially from additional pools. Homes with pools typically rent for about \$5 – \$10k more
- NHC, for the most part, agrees with the Planning Board.
- We should send our comment to Selectmen