

APPROVED MINUTES

Organizational Focus Committee

Tuesday, May 08 , 2018

Rear Hall @ 2 Fairgrounds Rd, Nantucket, Ma

Board Members Present: Stephen Welch (Chairman), John McLaughlin

Staff Members Present: John Hedden, Land Use Specialist

Madaket Advisory Board Members: Brad Fleming, Robert Olson, Louise Swift

I. Unfinished Business

1. Discussion of Madaket Advisory Board submitted Area & Historic District plans incl. next steps.

Discussed the two proposed maps, the Madaket Area Plan and the Historic Madaket Area. Added Warrens Landing and Fishers' Landing. Would like to extend along the waterfront of Warrens Landing Road to Eel Point Road. The land to the right is conservation. Wants to include lots that could potentially be subdivided. It was mentioned to expand include the Fishers' Landing Homeowners Association.

The concern is that Madaket is running out of buildable lots. New buyers are demolishing houses and building new dwellings. The map needs to include areas like Fishers' Landing. Include land that would possibly be considered as buildable, one day.

OFC needs a final formal recommendation for the commission to vote on. Guidelines, rules and regulations for Historic Madaket and base them on what currently exists in the OHD and Sconset Historic District.

Discussed overview of the May 2, 2018 that Brad Fleming attended.

Compared the differences in architectural style and architectural element styles between districts.

Suggested using Appendix G from BWNIM and comprising a list of "yes's and no's", as it pertains to Madaket. Looking forward as to what the island will look like at 2050.

Suggested that certain “areas” of Madaket shouldn’t have certain architectural and/or landscape design features, ie. privet hedges along Madaket Road versus C Street.

Certain topics could be expedited and set as guidelines, rules and regulations like TDL windows, clapboard , fencing, roof walks and demolition policy. Solar panels need to be considered for future approvals.

This process is important as it relates to the Master Plan.

John McLaughlin discussed how Town counsel got involved 27 years ago because there were a lot of complaints about how HDC was running. He said that all they had was a guidebook. It was suggested that the board establish rules and regulations.

The timeline has been challenging. MAB will be at their regularly scheduled meeting on 5/15/18, they will discuss then. John Hedden handed out questionnaires to the MAB. They will complete and forward to him for review.

They are all were in agreement to solicit more members.

- II. Motion to Adjourn: 10:40 am made by John McLaughlin. Carried unanimously