

July 10th NHC Meeting

1PM meeting called to order

Commissioners present: Hillary Rayport, Tom Montgomery, Mickey Rowland, Georgia U. Raysman, Clement Durkes, Angus MacLeod, David Silver

Guest: William Cook (for Vineyard Wind discussion).

Staff: Holly Backus

Approval of Minutes. TM motion to accept minutes as is. Second: CD. All in favor aye by roll call vote.

Welcoming Susan Handy to the NHC - has been sworn in too

Election of officers: Tom Montgomery: Motion to elect Hillary Rayport as Chair. Clement Durkes: second. All in favor aye via roll call vote.

Hillary: motion to elect Angus MacLeod as Vice Chair. Tom: Second. All in favor eye via roll call vote.

Motion to elect a secretary: Clement motion to elect David Silver as Secretary of NHC. Tom: Second. All in favor aye via roll call vote.

Regular meeting time: 3rd Friday of the month: has been approved by Town Admin. Discussion to move the meeting time to 10am. Holly confirmed this was possible – all regular meetings will be third Friday of the month at 10am via zoom. When we start meeting in person again, this may change.

Next meetings are:

August 21 @ 10:00am

September 18 @ 10:00am

October 23rd @ 10:00am

November 20th @ 10:00am

December 18th @ 10:00am

Annual Report for the NHC. Request is in the packet. The Town would like to have this by October: look at "2019 fiscal report" as model. Georgia and David volunteered to get the ball rolling (have draft on August agenda).

The commission reviewed the draft mission statement and debated various adjustments to clarify why structures up to 1975 may be considered historic – reference the contributing periods named in the NHL.

The Mission statement was voted: Angus makes a motion to approve, Clement seconds, all in favor aye via roll call vote. The approved mission statement is:

The Nantucket Historical Commission serves the public by protecting the National Historic Landmark of Nantucket. Nantucket’s period of historical significance ranges from the Settlement Period, beginning in 1659, up to and including the preservation-oriented, revivalist development of the “Beinecke period” ending in 1975. Historic assets include not only the structures erected from 1659 – 1975 but also the setting and context of these structures, the American and Native American artifacts, and the island’s special visual quality, as expressed in the natural and built environment.

The NHC advises the Select Board on matters of preservation, and works with Nantucket’s Preservation Planner, Planning Director, and other municipal agencies. It creates plans and guidelines for historic preservation, directs surveys of buildings and lands of archaeological and historic significance, and advocates through the Select Board on issues of historic preservation.

The NHC complements the local Historic District Commission, which is Nantucket’s regulatory architectural review board. It also liaises with the Massachusetts Historical Commission and local preservation and conservation non-profits.

Update on Streetscape study

Preservation engineer Matthew Bronski to arrive on the 14th. Holly and Hillary have been working on a schedule and attendee list. Walking-tour is 6 people or less due to COVID. Outdoor gatherings less than 10 people. The walk will take place on Tuesday, July 14th.

We have not heard back from Rob regarding the letter we sent addressing Upper Main Street.

Outcomes of Meeting with the HDC

-Draft of the MOU and update of new surveys

-Hillary took MOU document (boiler plate doc.) from Mass Historical Commission. Using the Gloucester MOU as a template and guiding document. Let’s not overcomplicate this by trying to define every responsibility vs. the HDC. It is important to know that both parties (HDC and NHC) are working together to become a CLG.

-HDC has not had a chance yet to talk about this. It is on their agenda. We can give them our drafted MOU before their next meeting so that they could possibly hold a vote.

-Plan to meet jointly with HDC approximately quarterly

-The MOU outlines both State and federal government’s expectations of us to become a CLG

-Timeline: We can submit the application when we (and the HDC) are ready – need to keep an eye on the grant application timeline and understand how the timing of the CLG application will impact grants.

Vote on Proposed MOU to give to HDC for their consideration and review on their next agenda.
Motion to approve : Tom Second: Angus All in favor via roll call vote.

Updating Surveys - Top Priority

-What are the next steps and what kind of help can we be to Holly?

-MHC Inventory Form B:

-Mickey: These forms need to be filled out by a professional. We need some consistency as to how these are filled out. It ought to be done by the PLUS staff. Can we get funding to do this professionally?

Hillary: What can we do in the meantime for a bottom-up approach. The Form B would probably not make everyone “happy”, but does the Commission support the idea that it should be required? Tom: agrees that we need a professional to fill out these forms.

Angus: Everyone is right. We don’t want to do it piece meal. We want a universal approach. The information is out there, but he believes that there are special circumstances and requirements of certain applications. This would just be “another” hoop to jump through. Could create a list of people who are licensed/allowed to do this. Onus should be on the owner to show up with the required information for the HDC to adequately evaluate.

Could we develop a list of professionals/resource list that would ensure the information is being filled out correctly? We want to do this correctly the first time around. The HDC needs the information.

Having the update to our surveys is imperative, but until those are conducted, asking the applicant and others who are documenting buildings to use the Form B, could be a great benefit.

HDC ultimately holds the decision-making power regarding any changes to protocols, but we could make recommendations.

NHC believes that Form B would be a helpful tool for the HDC and that if filled out adequately, will help update information on historic structures.

Not uncommon to find inaccurate information on MACRIS. We believe that it would be helpful to have multiple sources of information.

-Susan would like an archaeology sensitivity map. Maybe we can work on a list of people who are qualified to fill out these forms. Run it by the HDC and Town to see if they are ready to start vetting these folks. We want real estate perspective as well.

Motion to create work-flow/subcommittee for helping applicants through the From B Process
Clement: Motion to form subcommittee of Hillary, Mickey and Tom to move the discussion
along and report back at August meeting. Second: Georgia

All in favor: aye by roll call vote.

Vineyard Wind

Tom represents the NHC. Holly represents NPEDC

-William Cook: Vineyard wind is seeking. ACK is a NHL including all three islands (Tuckernuck
and Muskeget)

-Heightened degree of deference: Section 110 F

-Last meeting BOAM admitted that it has not conducted the review. Mr. Cook's firm
represented. BOAM is rushing through the process to finish by the end of year in order to issue
the permit to Vineyard Wind. They are "skipping steps" and taking section 106 out of sequence.
It is not conducting the review in congruence with 110 F. Vineyard Wind is now committed to
using automatic aircraft detection systems at night. There would only be red flashing lights
activated just 4 hours per year. Lighting impacts have special impacts on the NHL, especially the
dark night skies we are so accustomed to.

There has been some movement on behalf of Vineyard Wind regarding a settlement proposal.
Continuing to have dialogue regarding what that settlement would be and how the payment
structure/interval would work. This has happened quickly over the last week and some
information is confidential.

In talks with Vineyard Wind regarding a Community Benefit fund with emphasis on historical
and cultural heritage. There was initial interest that the community foundation of Nantucket
would be willing. Criteria would be put into place, and it would follow a set of principles.
Focusing in on amount and payment schedule.

Process of negotiating is underway. What can we do to register requests or produce ideas.
General buy-in from consulting parties (which NHC is one of). If town comes to agreement with
VW (figures and payment duration), the idea would be that funding would be reserved for
residence, climate change, preservation etc. Deployment mechanism has not been laid out yet.

Thoughts: funding criteria for groups that might need more immediate relief than others. Town
would receive as a carve-out/reserve to be deployed for conservation, preservation, climate
change. resiliency, etc.

Pushing very hard (would be condition of any settlement) that these wind turbines (when lease is up) to remove any non-functional turbines. Hoping for this

Mr. Cook clarified that the purpose of the negotiation was to get the best deal for the Town, in a situation where BOAM could permit the wind farm with very little mitigation, unless pressed. Mitigation is required, but there is no standard about what that means and little ability to stop construction.

New Business

-HHR Reached out to the Select Board asking for time on their agenda.

-Railway Trail (Hillary will attend roads and rights of way meeting): can NHC help here? We support the project and want to help tell the story. Will report back. Creating spaces to walk in the path of history would be a great project for the NHC to assist with.

Motion adjourn: David

Angus: Second

All in favor: aye.