



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, March 19, 2021 10:00 AM – 12:00 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 | 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/94332358504?pwd=N25KSGR2QldOeWFuc2tKUXcvaERGdz09>

Meeting ID: 943 3235 8504

Passcode: 770019

- Public Comment
- Approval of Minutes
- OKR 1.1 MHC Survey grant application
 - Outcome?
 - Generating RFP
- OKR 1.6 Section 106 Review: Policies and Practice
 - Sparks/Pleasant/Williams
 - Sewer Main – sidewalks work
- OKR 1.4 Recommendations to HDC
 - Decision to focus on demolitions
- OKR 2.2 Preservation and Sustainability/Livability
 - Creating a plan to promote rehabilitation and reuse
 - WPI Student Proposal
 - Explore demolition delay for reuse and salvage
 - Explore surcharge
- OKR 1.6 Preserving Town Owned Historic Resources
 - Sidewalks – status of our request for a policy
 - Survey of Town owned Historic Buildings, Structures, Monuments
 - Ex: Jetties, Main Street Fountain

Future meetings
(10am via Zoom)
Friday April 16
Friday May 21

- OKR 2.2 and 2.4 Incentives to promote preservation of homes
 - HP tax credits
 - Small loan fund
 - Large Loan fund/bank partnership
 - Builders' cooperative
- Announcements
 - Resiliency guidelines
 - Support for Alliance to Save Nantucket Sound to make sound a NHL.
 - World monument watch – using cultural heritage to improve wellbeing
 - OKR 2.3 Arthur Cooper Monument Unveiling: August 12 at 4pm
 - Preservation Month 2022 – exhibit update
 - OKR 2.3 Volunteer Fair
 - Certified Local Government Website Update
 - Holly and Florencia exploring

Minutes of Nantucket Historical Commission Meeting – February 19th, 2021

Establishment of Quorum

Commissioners Present: Hillary Rayport (Chair), Angus Macleod (Vice Chair), David Silver (Secretary) Mickey Rowland, Georgia Raysman, Clement Durkes, and Tom Montgomery.

Guests: Vince Murphy, Mary Longacre and Trevor Johnson

The meeting was called to order with a quorum present.

3.) Public Comment: N/A

Motion to accept the 3 sets of minutes of the NHC: Tom

Second: angus

All in favor via roll call

4.) Announcements

HDC reviewed draft guidelines for ‘Resilient Nantucket’. The NHC can attend next week’s meeting, and our participation would be appreciated. Once guidelines are accepted, we will be living under those parameters, and therefore our comment/participation is important.

Vineyard Wind: New presidency and new administration at Vineyard Wind. They have released their general comment to BOAM. We will be part of the consultation process with Vineyard Wind and any new stakeholders/companies that enter the fold. The Commissions’ goal is to mitigate adverse effect, and continue to exercise our due diligence.

Update: The review process has taken so long that the technology has advanced enough where they need to “restart” the process. Since they can use less turbines and it was enough of a material change, they need to revisit the proposal.

5.) Discussion with Coastal Resiliency Consultant ARCADIS

About ARCADIS: An international consulting firm hired by the Town to lead the Coastal Resiliency process that specializes in water management.

Discussion: The Natural Resource Department (NRD) has requested funds to update both Madaket and Nantucket Harbor next year. This is an important tool for Nantucket to direct development activity on coastal properties. One of the ideas that resonated with the Commission is what will happen with the current ‘public’ parking lot (Washington Street). Impermeable, hard surface used for parking. With the power of a municipal harbor plan, and as development continues, we want to focus on the sensitive coastal areas that serve the public, especially in the historic district.

Concerns: A lot of this planning is happening in the off-season, but we want to be sure to reach seasonal residents who may not be paying attention to this. A lot of the people who own vulnerable properties are often seasonal residents.

Vincent: CRAC and ARCADIS have an app called IRYS. IRYS is a platform for anyone and everyone can give direct feedback on the CRP (Coastal Resiliency Plan). The app operates 24/7, so comments can be made at any time.

Important Next Steps: Creation of updated Municipal Harbor Plan (MHP) for Downtown and Madaket Harbor. We want to take a closer look at the build environment and the specific proposals to combat sea level rise. We are hoping for a collaborative, island-wide policy rather than leaving each homeowner to their own devices. We also want to take a closer look at roadways in these sensitive areas as well.

Additional Thoughts/Comments: Is there a permanent solution, temporary, band-aid? Thinking about this issue in regard to time - how do we acknowledge the essence of what we are trying to preserve? If we have interventions that sacrifice the feeling of the town, we have not achieved our goals as a Preservation Planning Commission. How do lifted homes in historic areas effect the integrity and character of the Historic District as a whole?

6.) MHC Survey Grant Application

Terrific news, we got everything off as planned. It was not easy, but Holly got it done. Special thanks to Holly. It made it to MHC on time and our grant is being considered.

We have to go through an RFP process which is governed by procurement law. We need as much time as possible because the work needs to be completed in a single year. We have been accepted into this round of funding as a CLG – awesome news!

For the preparation of the RFP, we will need to consider the scope of the grant since we are doing a survey plan as well as a neighborhood study (Fish Lots).

Request that Holly try to have a draft of the RFP for the Commission to review on 3.19 (next meeting).

7.) 2021 Objectives and Key Results

Goals:

- 1.) Increase protection of historic resources by Town Admin and other elected officials
- 2.) Increase support for preservation among key associations (Builders, RE Agents, etc.) and the broadly defined public.

Discussion and Ideas: Buildings from the 50's, 60's and 70's are more likely to be demolished. How do we evaluate what's worth saving? We need a theoretical framework – some of these homes are culturally and architecturally important and others aren't. Nantucket's period of historical significance extends until 1975 – what does that mean as far as evaluating these homes?

Re-use and sustainability: The Commission had a discussion about the curatorial model of preservation vs. the livability and sustainability model of preservation. Some of the more recent

old homes might be preferably preserved for reuse. And, historic interiors – if they are going to be ripped out, can we find a way for historic building material and interiors to be re-used and recycled? (18th century mantles and doorways, for example). A salvage location for buildings material? Could we promote an effort to find a way to re-use these materials, rather than dispose of them?

The Chair requested the Commission consider whether the NHC should put some work into sustainability and building reuse. Response from Commission was yes – this should be an area of work.

‘Madaket Mall for Builders’: suggestion from Tom M.

Working with ‘Sustainable Nantucket’ Susan Handy’s suggestion

Mary Bergman: Supports this idea. Case Studies/Thoughts to consider

- a. ‘Repurpose Savannah: deconstruct instead of demolish.
- b. ‘Deconstruction Ordinance’ in Portland, Oregon.
- c. HDC deny demolitions of historic buildings.
- d. ‘Deconstruction Process Guidelines’ would be appropriate for Nantucket.

Mary Longacre: Challenge for builders to re-use materials unless the owner makes it part of the project. Real Estate Professionals can also assist in this education process.

Hillary: According to a builder I spoke with who is interested in this topic, there used to be much more interest in re-using materials for tax credit purposes. They were not able to take as big of a deduction. IRS started to look at these more closely and issued several audits. Removal of tax deduction, it was the removal of the financial incentive. Owners, in-turn were less likely to re-use materials.

Lexington Case Study: Lexington, MA has put forward a home rule petition for consideration at their Town Meeting. It is a surcharge on demolitions. It is an issue of housing affordability. Fee would fund additional affordable housing in Lexington. We could advocate for something like this on Nantucket. These are creative ways to achieve these goals and financial incentives might be a great place to start.

WPI Students could do this research. We need technical aspects researched. It is a big project and we hope to have a student-led team to explore some options as to how they could help. We need collaboration on this from several groups. Can look into architectural salvage.

8.) Section 106 Review

The NHC has a long way to go. To get to a process where the local HC is able to comment on state and federally funded projects. There is a lack of awareness among Town project managers about the reasons for Section 106 review and even its existence. We have made specific requests to be part of process and have not been adequately briefed on some of these issues. The Commission agrees that this is straight forward. Any information project managers send to the MHC, should be copied to the NHC. There is going to be an education process to get all of the

different folks (airport, planning, sewer, transportation planner, planning commission) We want these projects to come to us at the same time that MHC reviews things. There is a model bylaw developed by the MHC that some towns have adopted – similar to the local bylaw we have about wetlands. This might be an option if we can't get cooperation.

9.) 'Complete Streets project on Sparks Ave, Pleasant and Williams Streets.

Mickey Rowland updated the NHC about the review of this project. Hillary, Ben, and Mickey met to discuss. Mickey read a letter summarizing NHC comments proposed to send to the MHC (letter is in the packet). Priorities are protecting and retaining curbing from 1830 – 1970 and Protecting the rural and distinctive qualities of the road (landscaping, native plants/trees, curbing, street artifacts). The proposed path along ivy path is particular sensitive due to its' rural setting. At ivy patch we would like to drop sidewalk to natural grade and wind through existing trees.

Dick Phelan joined the conversation, reviewed the structure of his property along Pleasant Street. Also that the "Ivy Patch" used to be a meticulously maintained garden. The family is united in the fact that safety is important and all agree that a sidewalk is important. But they don't know how the town would construct it. They like Mickey's idea of having the walk stay at grade – he is concerned that any grading through the property would damage remaining trees. It's not a simple solution to just cut down the trees and put a sidewalk in. He would like to see a permeable surface, and not asphalt. In summary, they are for a sidewalk. He is personally not in favor of cutting down the trees on Pleasant Street – it's important to try to restore and maintain those trees. It's a special area.

Members of the Commission thanked the Phelan's for the preservation of their beautiful property as open space.

Holly Backus asked about what surface would be appropriate for the sidewalk on Pleasant Street. The Chair recommended that the recommendation for something other than asphalt stand and that the Town engage with the property owners (the Phelans) to work out a surface that would be appropriate. Mr. Phelan commented that he does not want asphalt but would be fine with other surfaces including dirt.

We have a placeholder in the letter to add information about the historic properties to the letter.

Angus made a motion to approve the letter to the MHC with additions about historic properties added. Tom seconded, and all were in favor via roll call.

Chair asked the Phelan family what they would like for next steps. Dick Phelan said he thought they would have more contact from the Director of the DPW and did have a couple discussions some time ago, but Rob McNeil has not reached out recently. The family would like to be more involved in the discussion. Mr. Phelan said he would like to get members of the Phelan family to continue to talk with the Historical Commission about what the path on their property could look like.

The Chair spoke a bit about the importance of review from a historical and aesthetic perspective. She shared pictures of goose pond before the construction of the bike path, and

that the pond looks much worse now, with a steel sheeting edge. The discussion about the bike path when it happened was fraught. The NHC got a black eye. But, looking back, the NHC was right and it's unfortunate that the pond could not have been more sensitively preserved and also achieve a bike path. Tom, Georgia, David, and Susan also opined that the pond looks worse now and it was a shame that there could not have been more success with the way the path was created. Susan shared that it is extremely difficult to influence these projects when they have momentum – so it's important to be vocal early. Our challenge on Nantucket is how to we update infrastructure so it's stable and accessible but doesn't lose its aesthetic value and historic character.

10.) Sewer Main Project.

We have plans reviewed for the Sewer Force Main from Vesper our Surfside. There is an archeological review completed by Richard Grubb. We have the report and it is unlikely that we will have any other comment except to ensure that the large Elm tree by the high school is not going to be damaged. Susan Handy will review the archaeological report and comment if she has any comment.

Question remains about the in-town work. The excavation going on on North Liberty is not part of the sewer project – that is a water project. The rest of the sewer project is from Sea Street out to Vesper Lane. Holly said she has not seen the plans – only the conceptual layout. Holly has let the engineers (Weston and Sampson) know that the NHC will need to review any disturbance. The phase II (in town) part of the plans are at 60% now and they will come to the Commission and the engineer has confirmed that they will discuss this with the Commission and it will need to be reviewed by the MHC. The Chair asked again if we can be confident that anything that is sent to the MHC will also be sent to Holly and copied to the Commission. Holly said that was something that we can expect.

The Chair summarized that for the sewer project from Vesper our Surfside, the NHC will send comments to the MHC which might be “no additional concerns” and that she would communicate with Susan and Holly about these comments. Tom moved this motion, Clement seconded, and all were in favor by rollcall.

The Chair also summarized that we would work with Weston and Sampson about comment on the in-town portion of the sewer force main work.

11.) Sidewalks Downtown: The Select Board asked for a policy in April of 2019. How long should a policy take to come up with? They said they were going to do it and they haven't done it. There is a draft letter in the packet with 26 letters of support and the Chair would like to know if the Commission would like to send it. Clement and Georgia commented that the letter was very good and the Select Board should pay attention to this. Tom, Angus, and David all agreed.

Resolved: send letter to SB with attached 26 letters from concerned island residents.

Question about street furniture. The Town manager has asked for a policy about street furniture. Hillary told the Commission that she had volunteered to organize a work group to discuss this.

The work group includes Janet Schulte, Henry Terry, Ken Beaugrand, Kevin Kuester. Question is would the Historical Commission like to comment on the recommendations to be adopted by the Town Manager. Angus, Holly, and other commissioners commented that the NHC should weigh in on any policy about street furniture that is developed.

11.) Preservation Month 2022: History of Preservation on Nantucket Exhibit

This is being led by Esta-Lee. James Russell has suggested hiring a curator/academic from Boston or Philadelphia (or other historically sensitive communities). A contemporary take on what Preservation is on Nantucket now, and what will it look like it 50 years. Follow-up discussion will take place with working group for the exhibit. Clement endorsed the idea of hiring an outsider for a fresh look. Angus also liked the idea and thought it would help with the appeal to a wider audience and an impartial view. Susan, David, and Clement agreed.

12.) Other Business

- a. Future meeting dates (March 19th)
- b. Appointments – three positions expiring in June 2021 – please review and remember that you will all reapply. If you don't wish to serve another term please let the Chair know. In the interest to raise volunteer involvement, the Chair asked if we might wish to have a volunteer fair or some kind of information session to know how to get involved. Also to attract newcomers and people of color. Georgia asked about an op-ed piece. Discussion of an event. Angus thought it was a good idea to raise awareness and have an event. Clement suggested that if there was going to be an event it would be better to have it for all the boards and commissions. People don't understand how to volunteer. Suggested talking to Ann Scott at the atheneum about hosting it. Vince suggested that an ad in the paper would be a minimum of \$500.00 and there is no budget for that. There is potential benefit to a volunteer session but there are 55 boards and commissions and it would be hard to include everyone. Also if you had to have a posting for an open meeting would be a problem. The Chair asked if anyone was opposed to organizing something like this. All were supportive.

Motion to adjourn: Angus

Second: Georgia

All in favor via roll call

~meeting adjourned~

Subject: MHC FY21 Survey & Planning Grant
Date: Monday, March 15, 2021 at 1:17:37 PM Eastern Daylight Time
From: Steinitz, Michael (SEC)
To: Holly Backus
CC: Hillary Hedges Rayport
Attachments: Nantucket Award Letter FY21 S&P.pdf

Dear Holly and Hillary,

Please see attached. Please note the award amount which we should discuss.

In reviewing your application MHC noted that your application as submitted was technically incomplete, but was considered conditional upon your submission of the following:

Attachment B. Assurances & Certification MUST be signed by the Select Board Chair. Signature by the Planning Director is not acceptable. Please provide MHC with an original Attachment B signed by the Select Board Chair.

Attachment D. Budget was marked N/A, but a completed Budget page is required. Your proposed budget is presumably \$40,000 consultant services - \$20,000 local share; \$20,000 federal share. Please provide a completed Attachment D.

Best regards,

Michael

Michael Steinitz
Deputy State Historic Preservation Officer
Director, Preservation Planning Division
Massachusetts Historical Commission
220 Morrissey Blvd
Boston MA 02125
617-727-8470
617-727-5128 (fax)
michael.steinitz@sec.state.ma.us

Working remotely – please use email (15 mb limit) or
978-836-2438 (cell).



The Commonwealth of Massachusetts
William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

March 12, 2021

Ms. Holly Backus, Preservation Planner
Planning & Land Use Services
2 Fairgrounds Road
Nantucket MA 02554

RE: FY 2021 MHC Survey and Planning Grant Award

Dear Ms. Backus:

I am pleased to inform you that your proposed project has been selected for an allocation of \$22,500 from the Massachusetts Historical Commission's FY 2021 Survey and Planning Grant Program. This award will support the Nantucket Island Historic Resources Survey Plan project.

Please note that the award amount is an increase over the amount requested in your application, and is contingent on the Town's ability to increase its match accordingly. Please contact Michael Steinitz at MHC to discuss this further.

Please keep in mind that project work can begin only after the MHC executes a contract with you that specifies the scope of grant-assisted work and defines responsibilities and deadlines under applicable laws and regulations.

Please respond in writing to Michael Steinitz, MHC Deputy State Historic Preservation Officer, no later than Friday, April 16th with your intention to accept the grant allocation.

MHC will contact all Local Project Coordinators in April, and will schedule a Coordinators meeting by Zoom in May to review the provisions and requirements of the grant contract, to discuss your work program, and to discuss consultant procurement procedures. Attendance at this meeting is mandatory for all Local Project Coordinators as a condition of the grant. A Local Project Coordinators Manual will be forwarded to you separately.

The MHC looks forward to working with you toward the successful completion of your project. Please contact Michael Steinitz at MHC with any questions regarding the grant program or this award. We sincerely hope that this grant allocation will help you achieve your preservation goals.

Sincerely,

A handwritten signature in blue ink that reads "Brona Simon".

Brona Simon
Executive Director
State Historic Preservation Officer
Massachusetts Historical Commission

Xc: Hillary Hedges Rayport, Chair, Nantucket Historical Commission



NANTUCKET HISTORICAL COMMISSION

Town of Nantucket
2 Fairgrounds Road
Nantucket, Massachusetts 02554

COMMISSIONERS

Hillary Hedges Rayport (Chair), Angus MacLeod (Vice-Chair), David Silver (Secretary), Clement Durkes, Thomas M. Montgomery, Georgia U. Raysman, Milton Rowland, Susan B. Handy, Don DeMichele, Ben Normand

March 1, 2021

Mr. Jonathan Patton
Preservation Planner
Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, MA 02125

RE: Project RC.67616

Dear Mr. Patton:

The Nantucket Historical Commission has reviewed project RC.67616 (Nantucket Island Sparks Ave./Pleasant St./Williams Lane).

The project is located within the Nantucket Island National Historic Landmark and Nantucket Historic District (Massachusetts Record NAN.D and National Historic Record 66000772). The project area includes historic properties, including "Newtown Cemetery" c. 1775. Pleasant Street from Atlantic to Williams Ave abuts the African American Meeting House (Museum of African American History) and numerous dwellings from the 19th and early 20th centuries.

Local Historical Commission Comments

In addition to supporting the MHC's request for a survey of the archeologically sensitive area, the Nantucket Historical Commission is advising the MHC of two local priorities:

- 1) Protecting and retaining original street artifacts such as historic curbing installed from 1830 to 1970.
- 2) Protecting the rural and distinctive quality of Nantucket roads. This quality is expressed through: appearance and quantity of signage, width of the road, treatment of the edges of the road, including types and materials of curbing and sidewalks and fences, native vegetation and types of landscaping.

Following these priorities, we offer comments on the project as presented in the July 2020 plans from BETA. Sheet numbers specified refer to this plan.

- Regarding street artifacts:
 - We request the work area be surveyed for historic pavement and street artifacts, by a qualified preservation practitioner familiar with the NHC's booklet, Preservation and Maintenance of Historic Pavement on Nantucket available on the NHC website.
 - Historic artifacts such as curbing, bollards, milestones, and other similar artifacts 50 years and older should be indicated for reuse in situ.
 - Construction specifications for setting curbing should align with those described in the booklet, In order to safeguard against cracking and heaving of historic curbs.

- Regarding the distinctive character of rural roads:
 - We support the raised crosswalk proposed at the Boys and Girls Club on sheet 15 but ask to review and consult on the design details as they are developed.
 - Where an asphalt multi-use path is proposed, we would like to retain a grass barrier between the multi use paths and the streets, in order to minimize the width of uninterrupted asphalt, and preserve a more rural look.
 - Wherever the grass strip is provided between a multi-use path and the roadway, the roadway shoulder should use a natural earth berm rather than a Cape-Cod berm (unless drainage conditions indicate the need for an asphalt berm).
 - Pleasant Street from Atlantic (locally known as "five corners") to Williams Lane is especially scenic and historic (sheet 20 and 21). The proposed design would eliminate a row of mature trees. The area along "the Ivy patch" (just prior to Williams) is steeply graded and more mature trees are specified for removal. A surface other than asphalt is preferred and a soft surface should be explored. At the Ivy Patch, we request to explore solutions other than re-grading – such as dropping the sidewalk down to natural grade and winding through the existing trees. (sheet 20 and 21)
 - While traffic planning is beyond the scope of this Commission, we are aware of the intention to install a roundabout at "four corners" and consideration of making Pleasant Street one way towards mid-island from Atlantic to Williams. If this came to pass, it would remove the need for the easement and complicated sidewalk construction at this stretch of Pleasant Street.
 - We recommend extending the existing brick sidewalk along Pleasant street to reach Sanford road (sheet 23)

 - Numerous utility poles are required to be relocated as a result of this project. The town's bylaw (113-3) requires the undergrounding of wires. Rather than relocate the poles, we recommend undergrounding of wires be completed with this project, especially in congested areas.
 - We request future consultation regarding project details as they are developed. For example, signage, retaining walls, and landscaping.
 - Signs should be the minimum size allowed under the MUTCD. Florescent colors and LEDs should be avoided.

- All roadwork should be completed in accordance with the Town of Nantucket's bylaw 127-19, limitations on road improvements and construction.

The following properties are located within the project area and are contributing to the National Register for the NHL of Nantucket:

42/44/46 Sparks Ave - Newtown Cemetery aka "Old South Cemetery" dates from at least 1775	24 Sparks Ave dwelling built c. 1958
18 Sparks Ave Commercial Restaurant built c. 1954	14 & 14B Sparks Ave - dwellings built c. 1970
12 Sparks Ave-dwelling built c. 1957	10 Sparks Ave - dwelling built c. 1956
8 Sparks Ave - dwelling built c. 1965	6 Sparks Ave dwelling built c. 1950
4 Sparks Ave dwelling built c. 1950	Map 55, Parcel 181 (Milestone Road)- The Inquirer & Min-or Newspaper- built c. 1940
2 Atlantic Ave dwelling built c. 1850	4 Atlantic Ave dwelling built c. 1900
29 York Street African American Meeting House c. 1827	27 York Street Boston Higginbotham House, Museum of African American History, c. 1827
49 Pleasant Street dwelling built c. 1955	49 A Pleasant Street dwelling built c. 1950
50 Pleasant Street dwelling built c. 1950	51 Pleasant Street dwelling built c. 1920
52 Pleasant Street dwelling built c. 1930	53 Pleasant Street dwelling built c. 1930
58 Pleasant Street dwelling built c. 1930	2 Gardner Perry Lane dwellings built c. 1920
60 Pleasant Street dwelling built c. 1850	61 Pleasant Street dwelling built c. 1920
15 Back Street dwelling built c. 1963	65 Pleasant Street dwelling built c. 1920
69A Pleasant Street dwelling built c. 1920	5 Williams Lane dwelling built c. 1920
76 Pleasant Street dwelling built c. 1850	84 Pleasant St. dwelling built c. 1930
86 Pleasant St. dwelling built c. 1930	88 Pleasant St. dwelling built c. 1925

We hope our comments can be considered in your review.

Sincerely,

Hillary H. Rayport
Chair
Nantucket Historical Commission

Cc: Ms. Holly Backus, Preservation Planner, Town of Nantucket
Ms. C. Elizabeth Gibson, Town Manager, Town of Nantucket
Mr. Andrew Vorce, Planning Director, Town of Nantucket

Sustainability and Historic Preservation – update from the Chair

At the February 19th 2021 meeting, the NHC decided to explore sustainability themes in preservation:

- Salvage of historic building parts
- Salvage of historic structures that have been approved for demolition by HDC
- Older homes approved for demolition by HDC; not “contributing” but are nice places to live
- Exercising good citizenship through keeping materials out of landfills

Identifying different “streams”

- Historic interiors and building materials
 - Doors, mantles, flooring, timber framing, paneling, windows, bricks, etc.
 - Can these at least be kept on Nantucket and recycled.
- Newer building materials and fixtures
- Whole buildings
 - Homes less than 22’ wide can be moved and reused
 - Historic outbuildings that might find a new location
 - Historic buildings on conservation land that might become covenant homes

Key issues:

- Size of problem – how much demolition – interior, partial, and whole house?
- Size of opportunity
 - Salvage and Reuse potential
 - Waste stream savings to Town
- Obstacles to success
 - Storage
 - Staffing
 - Funding
 - Other logistics: time, incentives

Time and Incentives: There are some regulatory powers that might be interesting for Nantucket to explore.

Demo Delay Nantucket’s zoning code includes demolition delay of 60 days specifically for the purpose of exploring reuse. Demo delay is often used for preservation purposes (the Mass Historical Commission developed a model bylaw which is very popular), and the delay is often 1 year and can be more. I think it would be very attractive, if we want to encourage reuse and salvage, to extend the demo delay period and include the Historical Commission and the AHTF to determine if the structure is preferably preserved for reuse or salvage. I’ve attached the current Nantucket demo delay bylaw.

Could demo delay also apply to internal demolition of historic homes? We can’t stop people from gutting their homes but we can consult with them to explore alternatives, and we can salvage what they insist on demolishing.

Surcharge Option The town of Lexington has developed a home rule petition that could be interesting for Nantucket. This is a surcharge on demolitions which goes to affordable housing. I would propose Nantucket explore this type of tool, and that the surcharge be waived if the home is substantially reused. I’ve attached documents from Lexington (these were shared with me by Jenn Goldson). This was adopted at Oct. 2020 Lexington Town Meeting.

Salvaging historic house parts and keeping them on island is important to the NHC. It’s also morally objectionable for perfectly good building materials and practically new fixtures to go to the landfill. There is a business model in here somewhere and I’ve reached out to Dominic Golding at WPI about a student project. He thought it would be a very good student project.

Next step: prepare a proposal for Golding’s consideration – needed by May. Student teams will be assigned in August and they come to the island to work in October. Projects are delivered in December.

Partners: Housing Nantucket; Builders Association; PLUS; Corporate Sponsor

Letter from 3/11/21 I&M

New homeowners grateful support of Land Bank

To the Editor: Our family would like to express our deep gratitude to the Nantucket Land Bank for allowing us to remove a cottage from one of their properties to transform into our family home. Thanks to their generosity, we are able to provide year-round housing for three Nantucket families on our property. We recently purchased a house on the island, but knew that it would take a long time to turn our property into the home we had envisioned. Both of us work full-time on Nantucket and hope to remain here for many years to come.

Last summer, we saw a listing in the I & M for a “free structure” and, out of curiosity and perhaps a bit of COVID-lockdown boredom, decided to check it out. The cottage was exactly what we imagined for our property. We were elated to learn that the Land Bank accepted our application and that we would be the recipients of the recycled home.

Moving a house, while a somewhat common occurrence on Nantucket, is not a simple task. Despite delays and setbacks, **we were able to move the cottage to our property within about six months of seeing the listing. The Land Bank was flexible with our timeline and was understanding of the complexities of moving a home, especially during a pandemic.**

Acquiring a recycled home from the Land Bank was a life-changing opportunity for our family. It was significantly more affordable than a stick-built or a prefab structure, and will give us countless stories to tell our future children while they grow up in this house. In addition to securing our own future on Nantucket, this house will allow us to provide yearround housing for two other families on our property.

Another reason why we were excited about this project was the reduced environmental impact. Part of ensuring our family’s future on this island is protecting the island itself, so we were grateful to be able to “build” our dream home while minimizing waste.

Thank you to the commissioners and staff of the Nantucket Land Bank for helping us realize our dream of creating a sustainable home for our family, and securing reliable housing for two other families.

We would also like to thank the incredible local businesses and craftsmen who have worked on, and continue to work on, this project: general contractor Twig Perkins and his office manager Alyssa Corry, Tris Gauvin, Bernie Perkins,

Mendel Harris and the house-moving team at Toscana, Linda Williams, surveyor Teddy King, architect/builder Joe Topham, Mark McGarvey Concrete, mason Kevin Martin, The Garden Group landscaping crews, electrician Bill Humphries, WB Marden Plumbing and others.

This island is truly a special community filled with generous, talented folks and we are thrilled to now have solid roots here. ALICE TOWNSEND-WILLIAMS JACOB WILLIAMS

ARLINGTON PRESERVATION FUND, INC.

Guidelines for
Revolving Loan Fund

A. General Statement of Purposes

The Fund seeks to provide financial assistance to projects which will benefit the public at large by preserving and enhancing the historic resources in the Town of Arlington.

Projects to receive funding will include such exterior work as will preserve existing decorative detail and/or unusual structural qualities which are integral to that special character of the building which sets it apart from the ordinary. They may also include such exterior work as is designed to reconstruct missing features or details which when reinstated will return the building to its original appearance.

No funding of interior improvements will be allowed except in the case of unusual circumstances where such work will have a direct benefit to the public through visitation on a regular basis, or such features deemed to be of Town-wide importance and worthy of preservation even though the premises may not be open to the public.

Preference will be given to projects with high visibility, in historic districts, or those where either the applicant's personal finances will not allow them to undertake the desired work, or where the cost of the improvements will cause the property to exceed its probable resale value.

In general, the Fund will attempt to carry out the recommendations set forth in the Arlington, Massachusetts Preservation Plan prepared for the Arlington Historical Commission by American Landmarks, Inc. (1981).

B. Eligibility

1. The primary focus of the Fund will be the neighborhood strategy area in line with Regulations §570.204.

2. Within this area, loans will be made to owners:
 - a. of properties in historic districts;
 - b. of properties listed in a local, state or national compilation of architecturally or historically significant structures or sites.
3. Other properties may be considered, if, in the opinion of the Directors, they are of outstanding architectural or historical significance to the community.

C. Project Application and Approval

1. All applications for funding shall be on such forms and accompanied by such materials, documents and plans as the Directors may require.
2. Approvals shall be conditional upon:
 - a. Plans and details as may be determined by the Directors;
 - b. The work being carried out by a person or company qualified to carry out restoration work, in the opinion of the Directors;
 - c. Historical/architectural authenticity.
3. Review by Selectmen and Town Manager:
 - a. Following approval by the Board of Directors of any loan, information on same shall be submitted to the Selectmen and Town Manager who will consider same at the Selectmen's Meeting following receipt of such information.
 - b. Funds cannot be released until after such meeting and then only if no Selectmen or the Manager has objected. (As a practical matter, the Selectman have undertaken to advise us that a particular loan has been approved.)
 - c. The Director of Planning and Community Development, must pass on the eligibility of the project.

D. Terms and Conditions of Loans

1. Duration - up to ten (10) years; ~~provided~~ that the Directors may reserve the right to revise the interest rate after the first five (5) years;
2. Principal payments - either balloon or direct reduction;
3. Interest payments - either monthly or quarterly;
4. Rate of interest - not more than 50% of rates currently charged by banks making home improvement loans for Arlington properties; under current practice, the rate for the coming year will be established at the December Board meeting and shall be one-half of the then current prime rate as published in The Wall Street Journal.
5. Loans in excess of \$7,500 shall be secured by a second mortgage on the subject property;
6. Closing costs, attorneys' fees and the like shall be paid by the applicant. Attorneys shall be selected or approved by the Directors;
7. Application fees may be required in an amount determined by the Directors.
8. Preservation restriction shall be imposed on benefited property to protect the features assisted by the loans from destruction or alteration. The duration of such restrictions will be twice the term of the loan.

E. Miscellaneous

1. The Directors may promulgate such further regulations not inconsistent with the foregoing or with the Corporate by-laws, as may be useful in carrying out the functions of the Fund.
2. The Directors may delegate their responsibilities hereunder to one or more of their members, or to staff, in order to facilitate the orderly processing of loans.

3. The Directors may carry out other projects, consistent with the corporate by-laws, as may further the purposes of the Fund, particularly in educating the public in general and the owners of historically and architecturally significant properties in particular as to appropriate ways to preserve and enhance such properties for the benefit of the Town and of future generations.
4. Quarterly financial reports are to be made to the Board of Selectmen.

(As in effect June 2010)

Chapter 139. Zoning

Article V. Administration and Enforcement

§ 139-26. Issuance of building and use permits.

A. No building or structure shall be used, erected, constructed, relocated, added to or otherwise subjected to alteration, or demolished without a building or use permit having been issued by the Building Commissioner for any use or structure. No lot shall be changed from its use preexisting the July 27, 1972, effective date of this chapter, except to its natural condition allowed by § 139-7A(5) above, without a use permit or a building permit permitting such use. No such permit shall be issued until such construction, erection, relocation, addition, alteration, demolition or use, as proposed, shall comply in all respects with the provisions of this chapter as determined by the Zoning Enforcement Officer or with a decision rendered by the Board of Appeals, the Planning Board, or the courts in the case of appeals.

[Amended 4-10-2000 ATM by Art. 46, AG approval 8-2-2000]

(1) Demolition delay.

[Added 4-14-1997 ATM by Art. 40, AG approval 8-5-1997]

(a) Statement of purpose. The purpose of this section is to establish a predictable process for reviewing requests to demolish residential structures in order to:

[1] Establish an appropriate waiting period during which the Town and the applicant can propose and consider alternatives to the demolition of a building of residential value;

[2] Minimize the quantity of demolition debris ending up in the landfill;

[3] Create an incentive for reuse of residential structures;

[4] Give interested parties an opportunity to acquire reusable residential structures.

(b) Buildings subject to demolition delay. All residential structures are subject to review by the Building Commissioner for the purpose of determining whether such buildings have any residential reuse potential.

(c) Issuance of demolition permit. The requirements set forth in this section are in addition to, and not in lieu of, the requirements of any other codes, ordinances, statutes, or regulations applicable to the demolition of buildings. No demolition permit shall be issued for a building that is subject to review, pursuant to Subsection **A(1)(b)** above, unless:

[1] It is determined that demolition is necessary, pursuant to Subsection **A(1)(d)** below.

[2] It is determined that said building has no residential reuse potential due to the existing condition of the structure or physical barriers to moving the structure such as significant trees, bridges, etc.

[3] The demolition delay period set forth in Subsection **A(1)(f)** below has expired.

(d)À Required demolition or repair.

[1]À Demolition. Nothing in this section shall restrict any authority in the general laws for the Building Commissioner or Building Inspector to order the building owner, or Town, to demolish a building at any time if it is determined that the condition of a building or part thereof presents an imminent and substantial danger to the public health or safety.

[2]À Repair. Nothing in this section shall restrict any authority in the general laws for the Building Commissioner or Building Inspector to require the applicant to take reasonable action to prevent the need for required demolition of a significant building, which may include securing the building and making it safe so that it does not present an imminent and substantial danger to the public.

(e)À Issuance of building, use, or occupancy permit.

[1]À If it has been determined that a building is subject to review, pursuant to Subsection **A(1)(b)** above, no building permits shall be issued for the erection of a new building on the site of such building subject to review before issuing a demolition permit for such building subject to review in compliance with this section.

[2]À If it has been determined that a building subject to review has been voluntarily demolished in violation of this section, no building permits shall be issued for new construction, or any use or occupancy permit for any use other than a park or recreational open space, with respect to the premises of such building for a period of two years after the date of the determination. As used herein, "premises" includes the parcel of land upon which the demolished building was located and all abutting parcels under common ownership or control.

[3]À The applicant (or the owner of record, if different from the applicant) shall be responsible for properly securing the building during the time that it is subject to review under this section. If a building is subject to demolition delay, pursuant to Subsection **A(1)(b)** above, and the applicant fails to secure the building, the loss of the building to fire or other causes shall be considered voluntary demolition for the purposes of this section.

(f)À Procedure.

[1]À An application for review pursuant to this section shall be made to the Building Commissioner in the manner provided in this Subsection **A(1)(f)**. If the applicant is not the owner of record of the building, the owner or owners of record shall co-sign the application.

[2]À The applicant (or building owner) is encouraged to apply for review under this section as early as possible, so that any necessary review, and any delay period required by this section, may be completed prior to, or during, any other review to which the building or its site may be subject.

[3]À Application for review under this section shall be made in connection with an application for a demolition permit.

[4]À After its receipt of an application, pursuant to this Subsection **A(1)(f)**, the following determinations shall be made:

[a]À Whether immediate demolition is required pursuant to Subsection **A(1)(d)**; and

[b]À Whether said structure has any residential reuse potential pursuant to Subsection **A(1)(c)[2]**.

[5] A notice of determination shall be issued within 20 days after the application filing date. If it is determined that the structure does not require immediate demolition and that it does have reuse potential the applicant shall place a public notice in a local newspaper.

[a] Contents of public notice.

INVITATION FOR LETTERS OF INTEREST REGARDING AVAILABILITY OF HOUSE WHICH MUST BE MOVED FROM CURRENT LOCATION A house at (street address), scheduled for demolition, is being made available to any interested parties subject to the owner's conditions. The Building Commissioner is accepting Letters of Interest for 30 days from the date of this publication. All interested parties should submit a letter of interest to the Building Commissioner. The house must be moved within 60 days of this publication.

[6] A published copy of said notice shall be presented to the Building Department. From the date of publication of said notice, any interested parties shall have 30 days to respond in writing to the Building Commissioner. If any bona fide letters of interest, as determined by the Building Commissioner or Building Inspector, are received within the thirty-day period no demolition permit shall be issued for a period of 30 days thereafter.

[7] If no bona fide letters of interest are received within the thirty-day period, a demolition permit may be issued.

B. Form of application. The application for a building or use permit shall be submitted in such form as shall be described by the Building Inspector and shall be accompanied by the required fee as hereinafter prescribed. Application for a permit shall be made by the owner or lessee of any building or structure or the agent of either. The application for the permit shall be accompanied by a plot plan of the proposed building, structure or use drawn to scale with sufficient clarity to show the nature and character of the work to be performed, including off-street parking and loading space, if required, the location of new and existing lot lines.

C. Accompanying documents. The application for a building or use permit shall be accompanied by the following documents, if applicable:

(1) Certificate of appropriateness issued by the Nantucket Historic Districts Commission pursuant to Ch. 395, Acts of 1970, as amended.

(2) Sewer permit.

(a) For on-site septic systems issued by the Nantucket Board of Health pursuant to Title V, § 3.7, of the State Environmental Code.

(b) For hook-ups to the public sewage system issued by the Superintendent of the Nantucket Department of Public Works pursuant to the Wastewater Systems Regulations Governing the Use of Common Sewers, of the Town and County of Nantucket, as amended.

(3) Order of conditions issued by the Nantucket Conservation Commission, pursuant to the State Wetland Protection Act (MGL c. 131, § 40), when a determination has been made that all or a portion of the property included in the building permit application is subject to the Wetland Protection Act. It is the responsibility of the applicant to file a request to determine applicability of the Wetland Protection Act if the applicant suspects that all or a portion of his property may be subject to the Act.

(4) Water well completion report establishing availability of water on property, if public water supply is unavailable.

- (5) Certified copy of each Board of Appeals and Planning Board decision, including minor and major site plan review approvals, and of the plan approved by the Planning Board if the building permit is for a secondary dwelling, whichever may be relevant to the proposed project.

[Amended 4-14-1997 ATM by Art. 49, AG approval 8-5-1997]

D. Issuance of permits. Upon receiving the application, the Building Inspector shall examine the same within a reasonable time after filing. The Zoning Enforcement Officer shall provide the Building Commissioner with a certificate of compliance with this chapter. If the application does not conform to the provisions of all pertinent local laws, the Building Commissioner shall reject such application in writing, stating the reasons therefor, within 30 days of the submission of a complete application. [Amended 4-10-2000 ATM by Art. 46, AG approval 8-2-2000]

(1) He shall inform the applicant of his right of appeal to the Board of Appeals in the event such application is rejected.

(2) If satisfied that the proposed work and/or use conforms to the provisions of this chapter and all laws and ordinances applicable thereto, he shall issue a building or use permit thereto, within 30 days of the submission of a complete application.

E. Any permit issued shall be deemed abandoned and invalid unless the work authorized by it shall have been commenced within six months after its issuance; however, for cause, one or more extensions of time, for periods not exceeding six months each, may be granted in writing by the Inspector of Buildings. Work under such permit, in the opinion of the Inspector of Buildings, must proceed in good faith continuously to completion so far as is reasonably practicable under the circumstances.

F. Revocation of permits. The Building Inspector may revoke any permit issued under the provisions of this chapter in case of any false statement or misrepresentation of fact in the application on which the permit was based or for any other cause set forth in this chapter.

G. Posting of permit. A true copy of a permit placard issued to the applicant with the permit shall be kept on the site of operations open to public inspection during the entire time of prosecution of the work or use and until the completion of the same as defined on the application.

H. Temporary permit. A temporary permit may, upon written request of an applicant, be authorized by a favorable vote of at least four members of the Board of Appeals for a nonconforming structure or use which the Board of Appeals finds necessary to promote the proper development of the community, provided that such nonconforming structure or use shall be completely removed upon expiration of the permit (unless previously made conforming or validated) without cost to the Town (unless the Town is the applicant). Such permit may be renewed annually for an aggregate period not exceeding three years.

I. Payment of fees. No building or use permit shall be issued until the fees prescribed by the Board of Selectmen shall be paid to the Building Inspector.

J. Compliance with permit. All work or uses shall conform to the approved application for which the permit has been issued as well as the approved plot plan.

**Town of Lexington
Motion
Special Town Meeting 2020-2**

**ARTICLE 6 AUTHORIZE SPECIAL LEGISLATION-DEVELOPMENT SURCHARGE FOR
COMMUNITY HOUSING (Citizen Petition)**

MOTION: That the Select Board be authorized to petition the Massachusetts General Court to enact legislation to establish a surcharge on specific residential development activities for the purpose of funding the creation of community housing that offsets the impact of said development activities in substantially the form below, and further to authorize the Select Board to approve amendments to said act before its enactment by the General Court that are within the scope of the general objectives of this motion.

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

- SECTION 1: In order to mitigate the loss of moderate-income housing by the demand for buildable parcels of land, a residential linkage fee, hereafter referred to as "the community housing surcharge" or "the surcharge," shall be added by the Town of Lexington to all new single- and two-family residential construction building permits issued by said town on parcels where an existing single- or two-family dwelling has been demolished to create a single buildable lot or multiple buildable lots.
- SECTION 2: The Select Board of the Town of Lexington shall determine the amount of the community housing surcharge, which shall be applied on a dollars-per-square-foot basis on the certified total gross floor area of the structure or structures permitted by an applicable building permit. The surcharge shall apply only to single-family structures larger than 2,100 square feet gross floor area and to two-family structures larger than 4,200 square feet gross floor area. The Select Board shall adjust the rate of the community housing surcharge for inflation annually.
- SECTION 3: The Town Manager of the Town of Lexington or their designee shall prepare a study every five years to determine the suitability, effect, and amount of the surcharge, and recommend to the Select Board any possible changes necessary to address changing demand for community housing. The Town Manager or their designee shall also prepare and issue an annual report that identifies surcharge receipts; quantifies the attributes of community housing projects funded by the community housing surcharge and evaluates the impact of said housing projects.
- SECTION 4: The Select Board of the Town of Lexington may adopt additional requirements, exemptions, and regulations to implement or enforce said community housing surcharge, consistent with this act.
- SECTION 5. The building commissioner of the Town of Lexington shall not issue a certificate of occupancy for a building subject to this act before the community housing surcharge required by this act is paid; provided that an applicant for a building permit for a building in which said applicant intends to reside may opt to have the amount of said surcharge added to the property taxes due on said property in lieu of paying the surcharge in advance. If the applicant opts to have the surcharge added to the property taxes in such manner, the

**Town of Lexington
Motion
Special Town Meeting 2020-2**

applicant shall not be required to pay said surcharge until the property is sold to another person; provided further that no interest shall accrue on the amount of the surcharge, and that the amount of the surcharge charge shall be abated by 20% per year from the date of the certificate of occupancy such that the amount of the surcharge will be \$0 as of the date that is five years from the date the certificate of occupancy is issued.

SECTION 6: All surcharges received pursuant to this act shall be deposited into the Town of Lexington Affordable Housing Capital Stabilization Fund.

SECTION 7: For the purposes of this act, "community housing" shall mean as defined under section 2 of chapter 44B of the General Laws.

SECTION 8: This act shall take effect upon its passage.

(Revised 10/29/2020)



c.1950s



c.1970s



1986



c.1916



c.1970



c.1916



2014



2021

Jetties Beach Pavilion And Bath House

Historic Structures Report



Prepared by:
Preservation Institute: Nantucket
Class of 2007

Preservation Institute: Nantucket
Sherburne Hall
11 Centre Street
Nantucket, MA 02554

Appendix/VOL. II

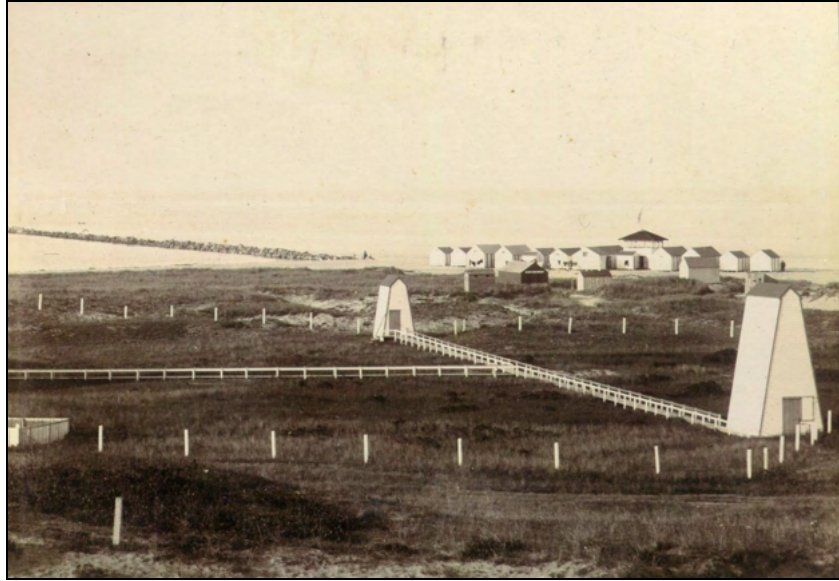


Fig. 1
Bug Lights and White City Bath Houses
c. 1890
Image Courtesy of the Nantucket Historical Association

1903

Property of Elijah Alley at the North beach known as “Cliff bathing beach” sold at public auction to the town of Nantucket for \$5500. The Town borrowed money for the sale from the State of Massachusetts, with the understanding that it would be paid back, with interest, over time. Sale did not include the buildings. It was unclear at this point how the property would be managed or who would pay to construct the bath houses.³

-Section 1 of Chapter 433 of the Acts of 1903:

“The town of Nantucket, by its board of selectmen, at any time within two years after the acceptance of this act as hereinafter provided, may take, by purchase or otherwise, and hold in fee, land not exceeding ten acres in extent, situate on or about the

³ “Town Buys the Bathing Beach”, Inquirer and Mirror, August 8, 1903.

There is mention of a previous bathing establishment that was located nearby. The 1904 structure was “located at a point farther west than the previous bathing houses, on the edge of the knoll nearest the water, and will stretch out over the sands about 300 feet.” (see fig. 1)

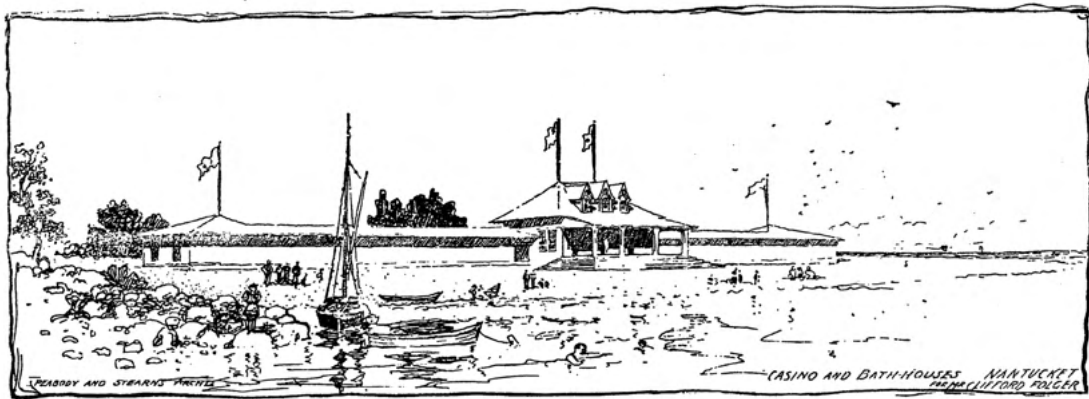
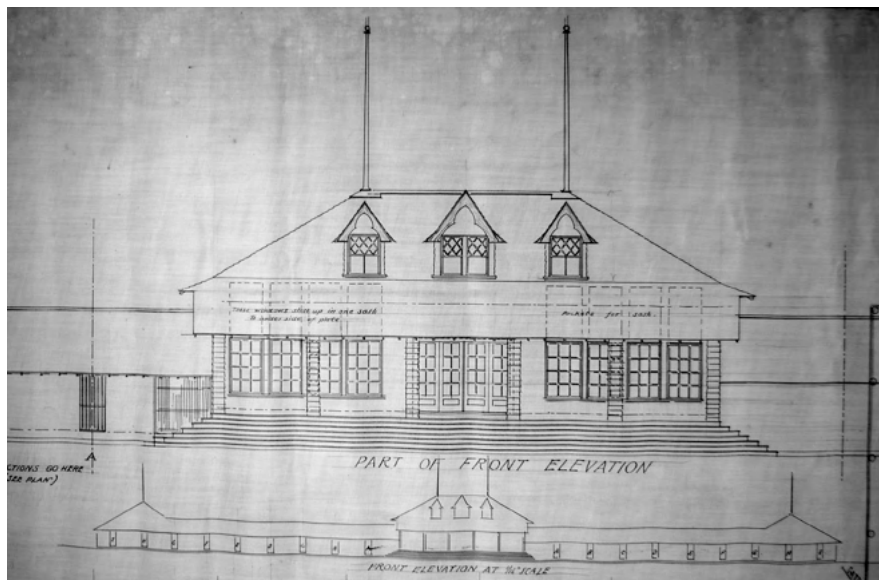
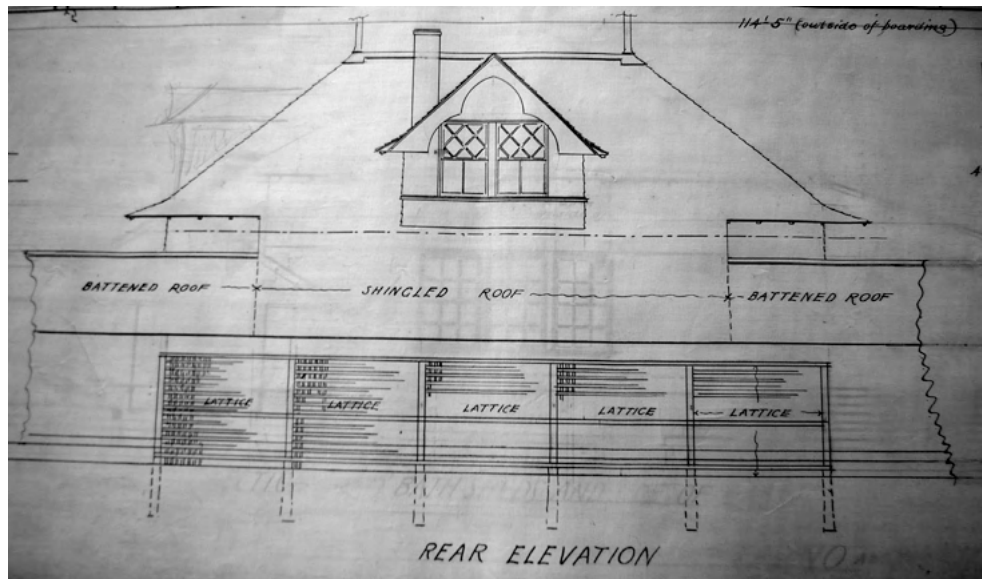


Fig. 2
Peabody and Stearns Drawing for Clifford Folger
Casino and Bath-Houses, Nantucket





Figs. 3 & 4

Front/Rear Elevation of Bathing Pavilion

Drawn by Peabody and Stearns

c. 1904

Courtesy of the Boston Public Library, Fine Arts Department





Fig. 18
Bathing Pavilion with beached pilot whales
1918
Image Courtesy of the Nantucket Historical Association

1922:



Fig. 19
Beach Pavilion and Bath Houses

1925

Image courtesy of the Nantucket Historical Association



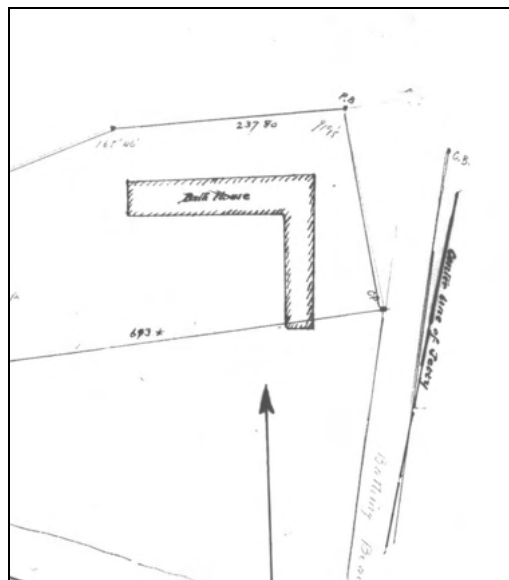
Fig 25

Cliff Beach Bath House

c. 1920's

Image courtesy of the Nantucket Historical Association

1934:



Incentives for Preserving Historic Homes

Hillary and David have been looking into incentive programs for preserving historic homes

Historic Preservation Tax Credits.

There are Federal and State tax credits. The programs have similarities and differences. They each reimburse up to 20% of qualified rehabilitation expenses for income producing properties. (total of up to 40% total costs can be reimbursed through tax credits). Rehabilitation / Restoration must meet the Secretary of Interior Standards and must be a structure listed on or eligible for listing on the National Register of Historic Places.

Only 4 projects on Nantucket have taken advantage of state HPTC in the recent past: A rental home on Milk Street, Sheila Fee's knitting shop on Orange Street, the Nantucket Hotel, and the Nesbit Inn/21 Broad Street. I know of two new projects whose owners are exploring tax credits. Questions:

- how large is the market for tax credits (how many projects/year could actually use them?) We have limited time and want to focus on initiatives that will have a large impact.
- What is the right program to raise awareness? NAREB educational program – if we offer it for credit will have more uptake. What else?
- Assembling a list of service providers who can help; links and information

Revolving Low Interest Loan Fund

Idea is to have a low interest loan fund which would help people pay for small projects to restore the exterior of their historic homes: window repair and restoration, restoration of exterior historic features that have been lost. Arlington, MA maintains a fund like this and since 1983 it has financed 108 projects for a total of \$1.2 million loaned. It was set up with \$100,000 of seed funds from a Community Development Block Grant (HUD). Loans run up to 10 years with 50% of prime as the interest rate. No additional funds have been deposited other than the interest — the fund is self sustaining. It is overseen by a dedicated board. See attached terms <https://www.youtube.com/watch?v=ndOGdBdnCEY> is a video presentation about the Arlington fund.

Preservation Project Fund with a Local Bank

Cape Cod 5 has a loan just for solar projects. Could this be offered for preservation projects?

Some affinity program with preservation oriented builders

What would this involve and would it be helpful or practical?

Subject: Re: Town Volunteer Fair

Date: Friday, March 12, 2021 at 3:09:07 PM Eastern Standard Time

From: Hillary Hedges Rayport

To: Kimal R. McCarthy, Peter Morrison (petermorrison@me.com), Melissa B. Murphy

BCC: Town Manager

Thank you Libby. I've moved you to bcc to save your inbox.

Kimal, Peter, and Melissa; Would you like to have an initial discussion about this as a group? If so I will put together a suggested agenda for a zoom call and send out some potential dates.

Or, it may be that you have already planned a volunteer fair, in which case I would like to know how to be a part of it.

Speaking as the Chair of one of the Town commissions, my interest is simply to make it easy for a broader group of people to raise their hands for service, and also offer some training about how to be a good volunteer for Town government. It seemed that if the NHC was thinking of doing this for ourselves, we should consider whether it made sense to do this for all commissions.

Let me know what you think.

Best Regards,
Hillary

On 3/12/21, 2:02 PM, "Town Manager" <townmanager@nantucket-ma.gov> wrote:

Hillary - your email below was referred to me. It's a good idea and it is our understanding that there are already organizations in Town promoting civic engagement very much as described by you below, including the Civic League and WE CAN. We would encourage you to work with those groups. Kimal has been invited to participate and/or advise, as well. Thank you.

C. Elizabeth Gibson
Town Manager
Town of Nantucket
(508) 228-7255

-----Original Message-----

From: Hillary Hedges Rayport <hlayport@mac.com>

Sent: Saturday, February 20, 2021 1:09 PM

To: Erika Mooney <EMooney@nantucket-ma.gov>; Maureen Coleman <mcoleman@nantucket-ma.gov>

Cc: Holly Backus <hbackus@nantucket-ma.gov>; Kimal McCarthy <kmccarthy@maah.org>; Angus Macleod <angusonack@gmail.com>; Town Manager <townmanager@nantucket-ma.gov>

Subject: Town Volunteer Fair

Hi Erika and Maureen,

The Historical Commission is interested in increasing awareness among Nantucket residents about opportunities to volunteer and serve on the NHC. Specifically, what the Commission does, how to become a member, other ways to volunteer, and how to be a good and effective committee or commission member.

In discussion at our recent meeting, commissioners suggested this would be most interesting if it included more than the Historical Commission. That perhaps Nantucket would benefit from a jobs-fair like event to educate the general population about service to the town. All boards, committees, commissions, and working groups would be

invited to send 1-2 representatives and it would be advertised to the general public. It would be held virtually.

I am especially interested in creating opportunities for new residents and people of color to engage with preservation and civic service. People who serve are overwhelmingly white, while the island community is diverse. I hope it is OK that I copied Kimal who I know is going to be very very busy come March 1.

I'd like to know if you'd like to see such an event come to pass or if you would prefer that it not happen.

If you would like to see it come to pass, perhaps I could hop on the phone with the right person in town to discuss some basic details and flag any issues of concern, and then come back with a more specific proposal. I might also approach the Civic League, who could help with this.

Many thanks for your consideration.

Best,
Hillary

Hillary Hedges Rayport
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This email was scanned by Bitdefender