

Minutes of Nantucket Historical Commission Meeting – June 14th, 2021

Establishment of Quorum

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

Guests: None

Absent: Staff Liaison, Holly Backus

The meeting was called to order with a quorum present.

3.) Public Comment: none

Motion to approve minutes of April 16th, 2021 Meeting: Tom

Second: Angus

All in favor via roll call

4.) Announcements

Reappointment of Commissioners

Tom, Mickey and Angus have expiring terms and reapplied for three year appointments. Linda Williams is challenging them for a seat. There were no applicants for the Alternate Commissioner seat. We hope the incumbents are reappointed.

Update on in-person meetings: Governor Baker requested fully remote meetings be allowed until September. State Legislature will ultimately decide on this. The town does not have adequate meeting space. It's possible that the July meeting may be in person. TBD.

ATM Outcomes:

Sign bylaw: passed by large margin. Next Steps: once cleared by the AGO and adopted, the NHC should request Town appeal to MassDOT to have some signs on Milestone taken down. We can also appeal directly to the cultural team at MassDOT. Some discussion about recognizing Milestone Road as a historic road.

Planning board issue regarding pools disallowed on under 7500sq ft. lots was passed by the required 2/3rds margin.

The citizen's warrant, which was non binding, prohibiting roundabouts near schools passed by a handful of votes. The town meeting voters are split on roundabouts.

6.) Sewer Force Main #3:

MHC has reviewed and accepted their post-review and discovery procedures. Included in the letter from MHC is the recommendation to continue to consult with the NHC.

What we expect:

- Expecting response with construction details and areas of special concern.
- Reviewing the changes to the size and material/shape of sidewalks, and new crosswalks.
- We were promised by the group that we would have a chance to preview the 100% plans before they are finalized.

There was some discussion about replacement curbing and work at Easy Street was referenced. NHC requested more info from Holly about what curb was replaced vs reused – there is a lot of new curb down there. Commission also suggested we might send a note to the HDC, letting them know projects which are replacing old curb with new should not be approved.

Next Steps: There is a DPW and HDC approved spec for curbing/replacement curbs – Holly will source this for us. Some commissioners expressed skepticism that the curbs will be preserved. Chair pointed out that reusing the old curbs, taking care not to break them, and accommodating their shallow depth would all be done. This concern was noted by the MHC. Things have been very clear and any discrepancy from the plan would be surprising.

7.) NAREB class on Historic Tax Credits

We have a state accredited course on selling Historic Homes on the agenda and we hope to tailor it to Nantucket. Thanks to certified trainer Anita Hill for sharing and working on this. Realtors have to take 12 credits every 2-years. To count for credit, the course has to be offered according to the approved curriculum. Beyond this, customization is welcome.

What are ways that we can customize this course to educate realtors about tax incentives, selling historic homes, etc.?

Discussion:

- 1.) Panel of experts: architectural historian, successful Realtors with specialization in selling historic homes.
- 2.) Is a house tour possible? Pointing out things that help/hurt the integrity of a historic home. What helps a historic home retain its authenticity?
- 3.) Educating Realtors on distinctive characteristics (Nantucket Architecture 101). House histories.

4.) Memo to NAREB: Marion Connely (education coordinator) requested a one page summary of HTC's, for NAREB members. This will be developed by Hillary and David to be shared with the Board.

8.) WPI Project:

This was originally a joint project with Housing Nantucket, WPI, DPW and the NHC. Holly and Hillary decided that we should focus on stuff 50 years and older. We also want to catalogue how much historic material is going into the landfill. Dominic wants plans by August and we hope to finalize by July.

Discussion: The Commissioners were strongly of the opinion that NHC should re-write the project to focus only on historic salvage, reuse, and demolition policy, and let the DPW and Graeme lead a project on salvage of new material.

Path Forward: NHC will focus on historic materials for the WPI Project.

9.) Street Furniture/Art Policy

The Chair presented a draft policy on street furniture, which was requested by the Town Manager and worked on by a working group which included different stakeholders in the town. The policy is designed so that it doesn't duplicate or contradict existing policies, for instance, it refers to the policy on encroachments, some of which are historic, rather than conflicting with or trying to re-write that policy. The working group is waiting for the Town Manager to review and comment on the draft.

Commissioners had concern about the way the draft policy addresses Art – rather than request that Art be permitted, it was preferred to establish guidelines regarding stability, accessibility, and content being not-offensive, and also limiting how long street art can stay in place.

The Chair will share feedback with go to the working group and Town Manager.

10.) Tom Nevers Road Bike Path

The plan is in its' very early stages. The commissioners had the following comments:

- Path should provide access points so people coming out of streets can access it periodically
- NHC should review construction details and amenities
- For the handicap ramps with truncated dome visual indicators, NHC suggests engineers look into clay tiles as below (photo from New York Central Park) as an alternative to plastic yellow plaques. The latter is not as good looking and other examples of plastic (in Boston) have not held up over time.
- Path should comply with state archeology and wetland regs (of course)

- Concept shows that a grassy or scrub buffer will remain between the path and the road. NHC appreciates this and emphasizes the importance of a natural grassy or scrub buffer for aesthetic and safety reasons.
- Several commissioners liked the idea of a boardwalk over wetlands.



The path is still in a concept and there are not a lot of specifics to react to. NHC supports the bike path, appreciates the early review, and looks forward to more details.

The Commission also reviewed progress on Objectives and Key Results for the year so far. Key Results under objective #2 were all tracking well – these are projects we can move forward on our own. Objective 1 was less positive. Town departments are not showing much sign of considering preservation in everything they do. Chair will request report to the Select Board this summer.

~Motion to adjourn~

All in favor via roll call