



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	Monday, June 14, 2021 9:00 AM – 11:00 AM
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-sgxA1fdoxteLNzRAUHlxA
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://us06web.zoom.us/j/82113422254?pwd=Q0lIQ3ZiVTdlcElkQmthUHJpeS8wdz09>

Meeting ID: 821 1342 2254

Passcode: 353369

Dial in: +1 646 558 8656 US (New York)

- Public Comment
- Administrative:
 - Approval of Minutes from 5/21/21 meeting
 - Reappointment of commissioners
 - Update on in-person meetings
 - Scheduling joint meeting with HDC
- Announcements
 - 2021 ATM outcomes
 - Staff updates
- Follow up discussion about Sewer Force Main 3 project meeting
- Discussion of ongoing projects
 - Fall course with NAREB – Selling Historic Homes
 - WPI sustainability and reuse project

- Street Furniture Policy
- Tom Nevers Bike Path
 - Planning Department request for comment
 - Review and Comment on schematics in packet
- Other Business
 - First 6 mos. update to SB
 - Mid-year self check in
 - Developing NHC guidelines, rules governing operations
 - Statement of what NHC does
 - What we work on
 - How we operate

Future meetings (10am)

Friday July 16

Friday August 20

Friday September 17

Friday October 15

Friday November 19

Friday December 17



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 (Alternate), Ben Normand (Alternate)*

June 9, 2021

Mr. Frank Ayotte
Associate Vice President
Hazen & Sawyer
24 Federal Street, 5th Floor
Boston, MA 02110

RE: Nantucket Sewer Force Main #3
MHC # RC.60870

Dear Frank:

Many thanks to you, Director David Gray, and Environmental Partners Principal Ziad Kary for meeting with the NHC last Friday to discuss the Sewer Force Main #3 project, Sea Street to Atlantic Avenue section. I'm writing to summarize the discussion points, follow up steps, and share the presentation of historical concerns along the route.

Here is what I believe we discussed:

- The 75% plans show surface reconstruction of sidewalks noted in pink. Where the installation of utilities requires sidewalks to be removed, they will be re-installed using the same curbing and brick. Curbs will be numbered and kept track of, so they can be reinstalled at the same location. Pictures will be taken before, during and after the project.
- The route includes narrow streets with historic structures. Excavation will be 5-7 feet with some areas up to 10 feet deep. Engineers will use geotechnical monitoring to assess any changes to the level of the earth beyond allowable thresholds. Movement will be detected and mitigated. Pre and post construction videos will be recorded.

- The route includes first generation schist curbs, second generation granite curbs, contemporary granite curbs, and concrete curbs (please see “Preserving Historic Pavement on Nantucket,” on the NHC website, for a discussion of curb types and preservation standards of treatment). We don’t expect any of the schist or granite curbs to break as part of this process, given the strength of the material and the care that will be taken. However, we expect that concrete curbing located along Liberty Street and Atlantic Ave will not survive the operation. It will be replaced with new granite curb. Some areas currently without curbing will receive new granite curbing as part of reconstruction.
- Some bricks will break as part of this process. We discussed the specification for new and replacement brick. The NHC would like to build up more knowledge about brick types and possible specifications. The Commission will follow up with Holly and the DPW, should we be able to source additional information on brick. We understand that brick type might possibly be amended as a change order, even after bids are accepted.
- We discussed the concrete bollards present in places along the route (marked on the attachment to this letter). They are functional and are part of the historic pattern of use of the streets. You agreed to note the location of these concrete bollards and whenever they must be disturbed, they will be protected, retained and returned to their original location.
- There is a segment of stone sidewalk on Lily Street that will be excavated. Existing stones will be reset in stone dust or sand (not in mortar).
- Curbing will be set in low-strength concrete with a permeable base under the curb. Your team advised that because the concrete being used is of low strength, a sacrificial barrier is not necessary, and in any event might interfere with stabilization of the curb.
- Holly Backus is sourcing the specification for new granite curbing from the DPW and will supply a copy to the NHC. We have not yet seen it and may have some comments, which we’ll communicate through Holly.
- We discussed the curb reveal. Curbing will generally have a 3-4” reveal and areas of restoration will match the reveal of the surrounding areas. We discussed that the oldest curbs are 8-10” deep only, while the specification calls for 18” deep curbs. You assured us that the depth of the existing curbs will be investigated, and a scheme developed in advance to anchor all curbs effectively while also allowing for the 3-4” reveal. Everyone agreed that the ~4” reveal is important to protect pedestrians, channel storm water, and discourage parking or driving on the sidewalks except when absolutely necessary.
- There are limited areas where the reveal will be only 1”. These are areas where cars must mount the curb as an unavoidable practice. For example, in the very narrow portion of Liberty Street between Gardner and North Liberty, and along a portion of Sea Street to

allow egress from a driveway opposite. Areas of 1" reveal will be marked on the 100% plan available for comment.

- It's highly advisable and desirable to widen Liberty street between Gardner and North Liberty. We recommended the Town approach the owners of #40, 36, and 34 Liberty St. regarding a small easement to allow for widening.
- The DPW has requested several design changes to the 75% plans, and you presented these changes as annotated photos, pending drafting. You offered to share the drawings with the NHC for comment prior to final acceptance of the 100% plan. We appreciate the opportunity to comment on these design changes. We understand they will be included as bid alternates and may or may not be part of the final SFM #3 project.
- Belgian block and cobblestones will be removed and reset where the route crosses Main Street and North Water Street. We discussed the idea of the DPW establishing official test areas of cobble restoration, so these areas may be monitored for performance over time. An objective of the test site includes improving permeability of the bedding material and decreasing standing water. You directed us to follow up with the DPW about this.
- Cobblestones under Winter Street will be pulled up and reclaimed. Returning Winter Street to cobbles will be a bid alternate.
- We discussed the historic elms along the route. You plan to avoid trees and we understand you will be consulting with the Tree Advisory Committee about protecting trees.
- Storm drains will be of grid type. 75% plans showing brick sidewalk along Atlantic will be bituminous concrete (asphalt).
- Situations of historic concern may arise in the field. In this case, it will be important for the working team to have a contact, to resolve questions or request information. All were agreed that this contact should be Holly Backus.

I've attached the NHC observations and photos the NHC noted on the 75% plan, that we shared with you in our meeting. One thing we forgot to mention is the cross slope of sidewalks along the route. MA CMR 521 allows for a cross slope of 2%. The 75% plans specify a cross slope of 1.5% max. We were curious if it wouldn't be advisable to allow a maximum of 2% cross slope, should conditions require it.

Regarding timeline, you explained that the 75% design was delivered May 12th and the final design will be delivered July 15th. The NHC will be afforded the opportunity to review and comment on the 100% plans. There will be a bid/advertise window of two months. The target for shovels in the ground is October 1st, with a start date not to be beyond October 28th. The

work will proceed over 2.5 - 3 years, exclusive of the summer season. Should considerations arise during the project, it is possible to make reasonable amendments to the plans.

I hope all these notes are in accordance with your recollection of what we discussed last Friday. If there is any discrepancy, please let me know. Many thanks for your partnership and consultation. We look forward to seeing the revised plan and to continuing to work with you and the DPW to ensure a smooth process that also protects and preserves Nantucket's historic streetscape.

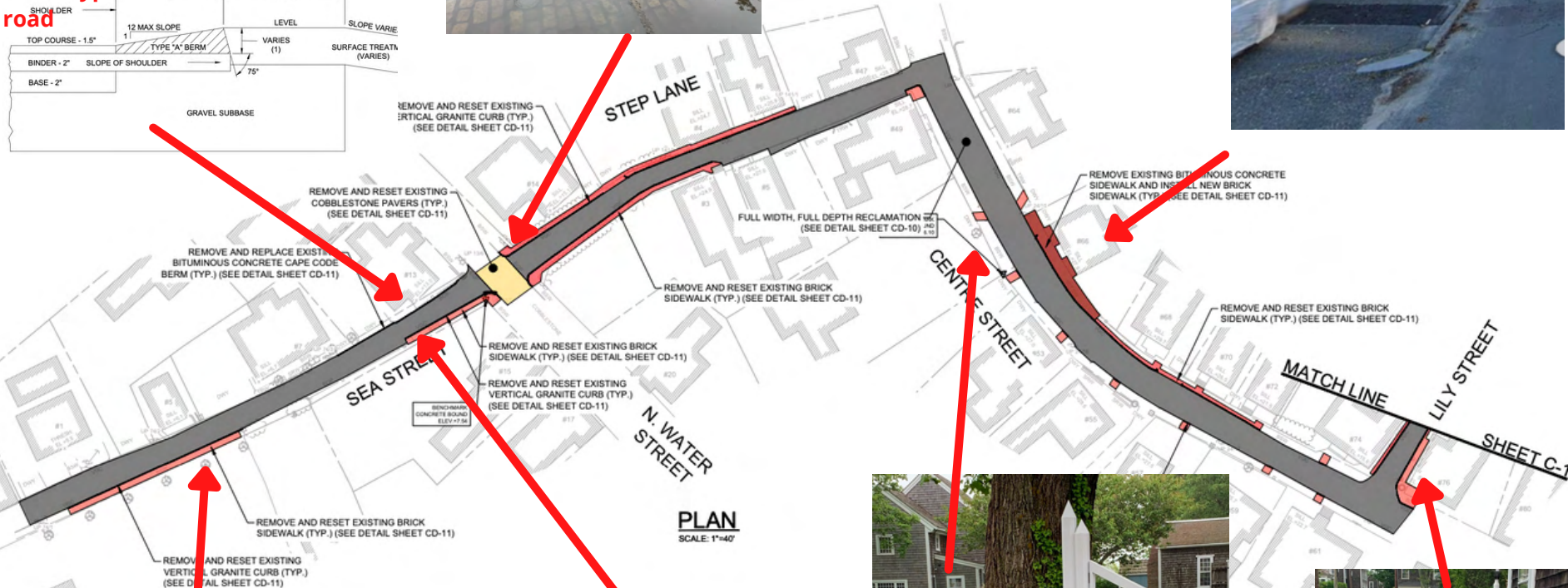
Sincerely,

A handwritten signature in black ink, reading "Hillary Rayport". The signature is written in a cursive, flowing style with a long horizontal stroke at the end.

Hillary Hedges Rayport
Chair
Nantucket Historical Commission

cc:

Brona Simon, SHPO, Massachusetts Historical Commission
Holly Backus, Town of Nantucket Preservation Planner
David Gray, Town of Nantucket Sewer Director
Rob McNeil, Town of Nantucket DPW Director
Libby Gibson, Nantucket Town Manager
Ken Beaugrand, Town Real Estate Manager



Concrete bollards to remain



Need additional detail about specification for stone sidewalk

There are pink spaces throughout with no notes -- are these being restored?



Stone: dry set vs. cement; ADA concern? Placement.

very large important tree, wrapped around curb



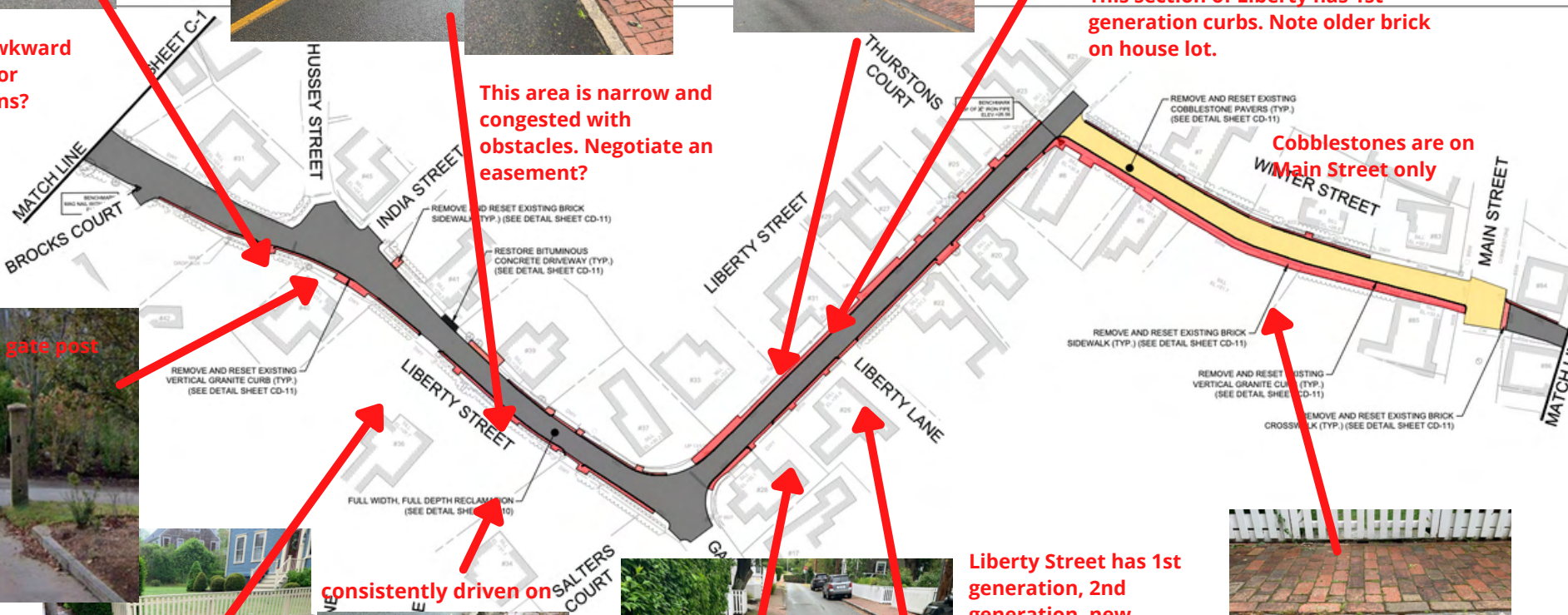
resolve awkward crossing for pedestrians?



This area is narrow and congested with obstacles. Negotiate an easement?



This section of Liberty has 1st generation curbs. Note older brick on house lot.



Concrete gate post



REMOVE AND RESET EXISTING VERTICAL GRANITE CURB (TYP.) (SEE DETAIL SHEET CD-11)

consistently driven on



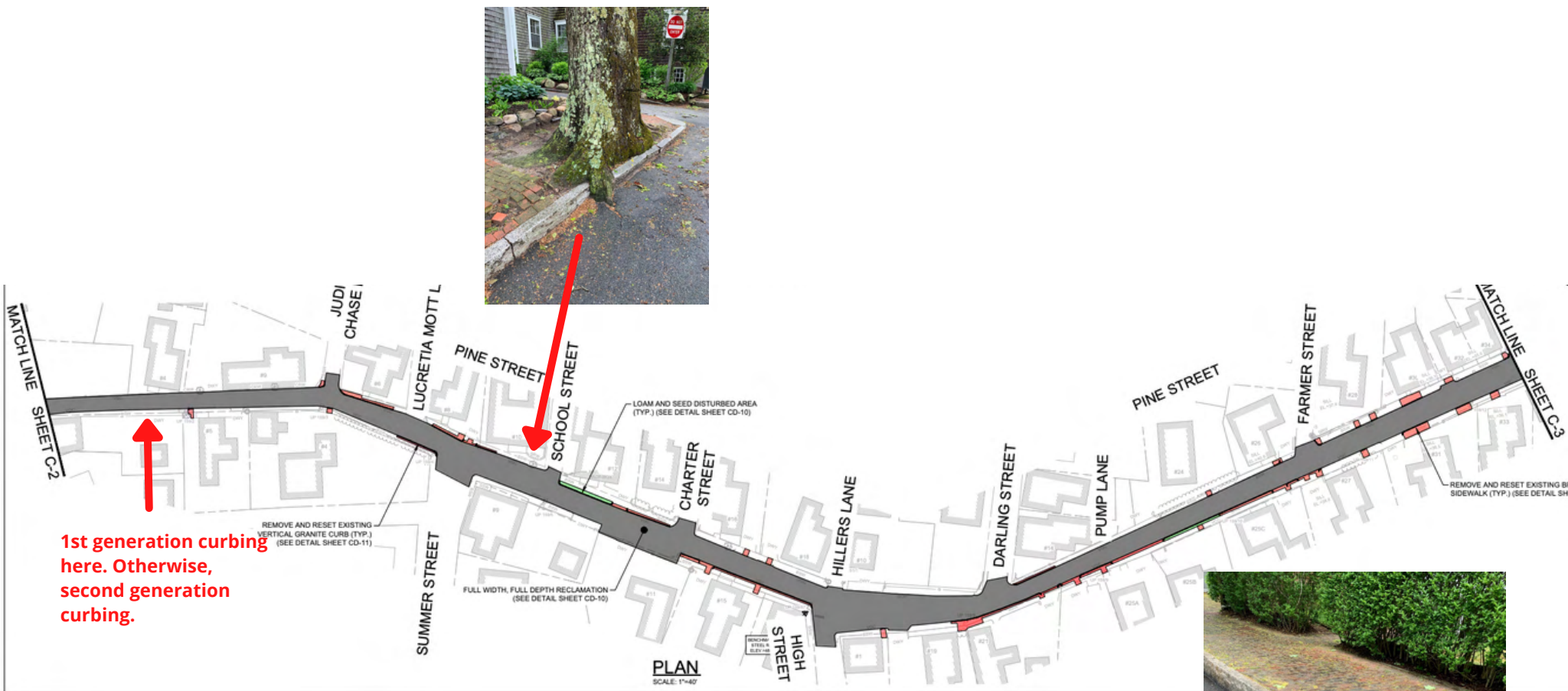
Reconstruct driveway apron?



Liberty Street has 1st generation, 2nd generation, new granite, and concrete curbing. Different heights.



Winter Street has both first and second generation curb.

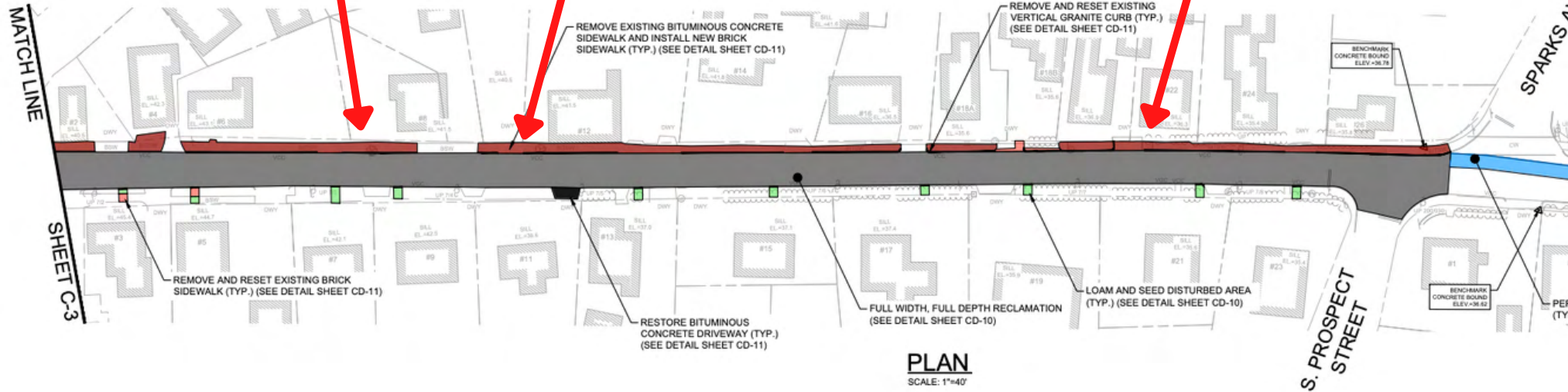


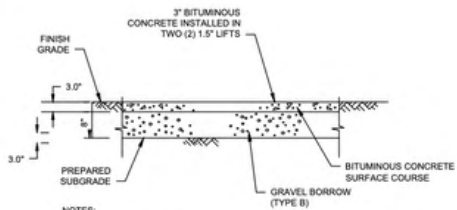


Would this area benefit from rehabilitation?
Surface change?



ATLANTIC AVENUE

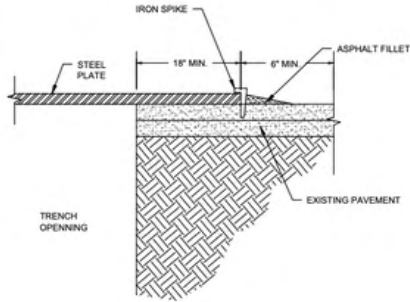




NOTES:

1. MATCH EXISTING SLOPE (MIN 3/16" FT)
2. SEE VERTICAL CURB DETAIL FOR METHODS OF SETTING CURBS.
3. MATCH EXISTING SIDEWALK WIDTH. THE ENTIRE WIDTH OF ANY DISTURBED SIDEWALK SHALL BE RESTORED.

BITUMINOUS CONCRETE SIDEWALK SECTION
SCALE: N.T.S.

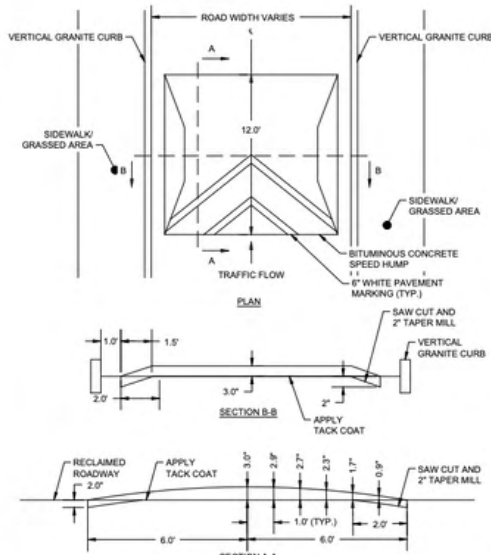


NOTES:

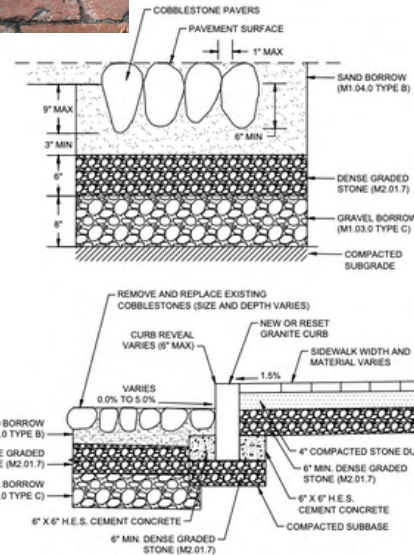
1. USE OF STEEL PLATES ALLOWED ON A CASE BY CASE BASIS, PENDING WRITTEN APPROVAL BY TOWN.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES OR CLAIMS RESULTING FROM THE USE OF STEEL PLATES.
3. MUTCD COMPLIANT RETROREFLECTIVE ORANGE CONSTRUCTION WARNING SIGNS (48"X48") WITH WORDING "STEEL PLATE AHEAD" SHALL BE INSTALLED IN ADVANCE OF STEEL PLATE INSTALLATION.
4. THE CONTRACTOR SHALL DESIGN AND UTILIZE STEEL PLATES OF ADEQUATE DIMENSIONS AND THICKNESS FOR INTENDED USE AND VEHICLE LOADING. MAXIMUM ALLOWABLE DEFLECTION SHALL BE 0.025". IRON SPIKE FASTENERS SHALL BE INSTALLED AROUND THE PERIMETER OF THE STEEL PLATE.

STEEL PLATE INSTALLATION

SCALE: N.T.S.

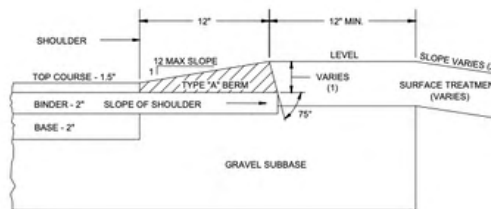


LILY STREET BITUMINOUS CONCRETE SPEED TABLE
SCALE: N.T.S.



PERVIOUS COBBLESTONE PAVEMENT

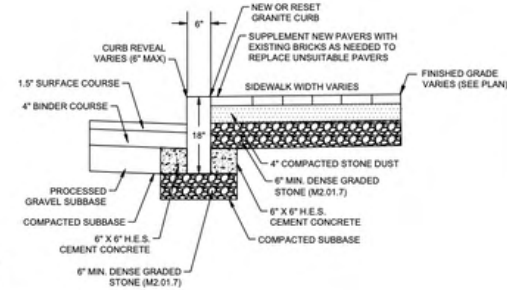
SCALE: N.T.S.



NOTES:

1. FOR MODIFIED BERMS THE SLOPE REMAINS CONSTANT AT 1 (V) TO 12 (H)
2. THIS DIMENSION VARIES WITH THE THICKNESS OF THE TOP COURSE AND SLOPE OF BINDER

BITUMINOUS CONCRETE CAPE COD BERM
SCALE: N.T.S.

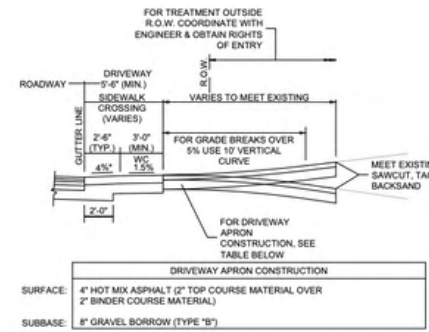


NOTES:

1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5%.
2. MAINTAIN A MINIMUM OF 3 FEET CLEAR AT ANY PERMANENT OBSTACLE IN ACCESS ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
3. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5'X' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.

BRICK SIDEWALK AND VERTICAL GRANITE CURB

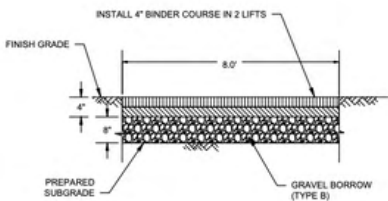
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* - DRIVEWAY APRON SLOPE TOWARDS ROADWAY MAY VARY TO MEET FIELD CONDITIONS

DRIVEWAY APRONS SHALL BE CONSTRUCTED OF HOT MIX ASPHALT UNLESS PRIOR WRITTEN APPROVAL IS GRANTED BY DPW.

DRIVEWAY APRON DETAIL
SCALE: N.T.S.



NOTES:

1. MATCH EXISTING SLOPE (MIN 3/16" FT)
2. MATCH EXISTING BIKE PATH WIDTH. THE ENTIRE WIDTH OF ANY DISTURBED BIKE PATH SHALL BE RESTORED.

BIKE PATH RESTORATION
SCALE: N.T.S.

RE15RC21 Selling Historic Properties

Objective

What is the role of the real estate licensee when their client is considering a historic property, or they are listing such a property? This course is designed to educate the real estate licensee on the various regulations and encumbrances which could impact a historical property, provide resources and apply this information to a licensee's due diligence obligations when listing such a property or working with a buyer considering such a property.

Outline

1. How Residential and Commercial Properties Can Be Regulated

- a. National and state regulations
 - i. The National Register of Historic Places
 - ii. Historic Landmark and "landmark" status
 - iii. National Historic Districts
 - iv. Massachusetts Register of Historic Places
 - v. State Inventory of Historic and Cultural Assets
 - vi. The Massachusetts Historical Commission (State Historic Preservation Office, or SHPO)
- b. Municipal regulation of historic structures
 - i. City or Town Historical Commission
 - ii. Local Historic Districts
 - iii. City or Town Historic District Commission
- c. Private historic preservation organizations
 - i. National Trust for Historic Preservation
 - ii. Historic New England (formerly SPNEA Society for the Preservation of New England Antiquities)
 - iii. New England Historic and Genealogical Society
 - iv. Local Historical Societies

Commented [HR1]: Might be worthwhile to include Preservation Massachusetts Inc. on the list since they offer so many resources?
<https://www.preservationmass.org/>

2. Significance of the National Register of Historic Places

- a. Background information on the National Register of Historic Places
 - i. Authorized under the National Historic Preservation Act of 1966
 - ii. Administered by the National Park Service
 - iii. Massachusetts Historical Commission is linked to National Register
 - iv. Nomination approved or denied by the National Park Service
- b. What is required to be considered a historic place?
Five categories of properties, must **generally be at least 50 years old, retain their historic integrity, and** meet at least one of four criteria:
 - i. **Event:** The property must make a contribution to the major pattern of American history.
 - ii. **Person:** It is associated with a significant person or people of the American past.

Commented [HR2]: A good place to mention the "50 year rule"?

- iii. **Design/Construction:** Distinctive characteristics, such as architecture and construction methods,
- iv. **Information Potential:** Property may provide information or have educational value

c. **Buildings in Registered Historic Districts**

- i. Though a building may not be individually listed, it is eligible for listing if it contributes to the period of significance for the district.
- d. Significance of being listed
 - i. Listing a property on the National Register imposes no restrictions on private property owners, except protection if federal money is involved (direct grants, not FHA or VA loans)
 - ii. Mostly “an honorary status with some federal financial incentives”
 - iii. National Register standards are used by other organizations to judge preservation worthiness
 - iv. Register is “official” list of cultural resources across America deemed worthy of preservation
 - v. The Register is acknowledgment by the government of historic value of a property
 - vi. Section 106 of the National Historic Preservation Act requires review of impacts if federal money or a federal permitting process is involved
 - vii. State funding or state permitting triggers a review by the Massachusetts Historical Commission
 - viii. Local permitting does not require MHC review
 - ix. National Register properties may be subject to stricter regulations of a Local Historic District
 - x. If owner objects to listing on the Register, the State Historic Preservation Office may declare a property a Historic Building – “Any building or structure which has been certified ... to meet eligibility requirements for individual listing on the National Register of Historic Places.”
- e. Benefits to listing on the National Register
 - i. Recognition of significance
 - ii. Tax incentives for renovation of income-producing properties
 - iii. Limited protection from governmental projects
 - iv. Grants and funding opportunities, mostly to non-profits and municipalities
- f. Massachusetts Register of Historic Places
 - i. Listing on the National Register automatically includes placement on the State Register
 - ii. More than 60,000 properties
 - iii. Published once a year by the Massachusetts Historical Commission

Commented [HR3]: This is relevant when listing homes that are inside registered historic districts. Contributing buildings are eligible to participate in the tax credit program and for federal protections even if they are not individually listed on the National Register. Not all buildings in a Registered District are contributing.

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3. How Local Historic Districts Can Affect Property Use and Values

- a. Local Districts are potentially the most restrictive designations affecting use, alteration and sales
 - i. Historic District Commissions have jurisdiction over the exterior look of properties within the district, demolition of buildings, new construction and additions

Commented [HR4]: Mention it is only areas visible from a public way.

- ii. Some work that does not require a building permit may require a certificate from the Historic District Commission
- b. Local Historic Districts enabled under Chapter 40C of the Massachusetts General Laws
 - i. Districts are established by a 2/3 vote of town meeting or city council, governed by the Historical Commission or by a separate Historic District Commission, whose members are appointed by the selectmen or city council
 - ii. Boundaries must be established in enabling legislation
 - iii. Property owners cannot “opt out” of inclusion
 - iv. Single property Historic Districts are permitted in Massachusetts
 - v. No requirement that any property within the district be listed on the National or State Registers
 - vi. District guidelines apply to all properties within the district
 - vii. Bylaw may provide for an appeal of decisions to a regional planning agency or to Superior Court
 - Certificate of Appropriateness
 - Certificate of Non-Applicability
 - Certificate of Hardship
- c. Advantages of Local Historic Districts
 - i. Stability of property values
 - ii. Predictability of adjacent development
 - iii. Availability of renovation assistance
 - iv. Local decision-making
- d. Disadvantages of Local Historic Districts
 - i. Restrictions on future development or alteration
 - ii. Regulations are subject to change
 - iii. May be more restrictive than national designations
 - iv. Decision-makers may not be experts in the field

Commented [HR5]: Some towns only have a Historical Commission and it functions as the HDC as well.

4. Other preservation methods

- a. Preservation Easements
 - i. Similar to a conservation easement; usually purchased by or gifted to a non-profit or a government entity by the property owner.
 - ii. May prohibit physical changes, alteration of building use, and uses not historically appropriate
 - iii. May be used to protect historic vistas, rural land, stone walls
 - iv. Recorded at the Registry of Deeds as an encumbrance
 - v. May impact the resale value of the property
- b. Demolition Delay Bylaws
 - i. Approximately 92 communities have adopted bylaws to delay demolition of historic properties
 - ii. Public or private buildings. Owner cannot object
 - iii. Provide a window in which preservation alternatives must be explored
 - iv. Local Historical Commission holds hearing and votes whether to delay
 - v. Can be enacted in a city or town without a Historic District

- vi. Delay period can be as little as 21 days; most delays are for 3, 6, or 12 months

c. Landmark Law

- i. Individual buildings may be local landmarks
- ii. Protections include review of proposed alternations and minimum maintenance, prohibition on demolition.
- d. Application of other laws and regulations to historic structures
 - i. Building code has exemptions for “Historic Buildings,” House Museums or Preserved Buildings
 - ii. Other laws remain in effect: Zoning, Lead Paint, State Sanitary Code, Title 5, Americans With Disabilities Act (applies to public buildings), Wetlands Protection Act

Commented [HR6]: Some but not all towns have this. Worth mentioning?

Commented [HR7]: Worth mentioning that some towns have minimum maintenance bylaws?

5. Tax Incentives

- a. Massachusetts Historic Rehabilitation Tax Credit Program
 - i. Offers up to 20% of cost of certified rehabilitation work in state income tax credits
 - ii. Building must be income-producing and not entirely owner-occupied
 - iii. Must be listed, or eligible for listing, on the National Register of Historic Places
 - iv. Work must adhere to the Secretary of Interior Standards for Rehabilitation.
- b. Federal Historic Preservation Tax Incentives
 - Eligible renovations result in a dollar-for-dollar reduction in the amount of federal income tax owed
 - 20% tax credit for the certified rehabilitation of certified historic structures.
 - 10% tax credit for the rehabilitation of non-historic, non-residential buildings built before 1936.
 - Work must adhere to the Secretary of Interior Standards for Rehabilitation
 - Value of project must equal or exceed the adjusted cost basis of the building (not including the land).

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6. Due Diligence in Transactions Involving Historic Properties

- a. Licensees must disclose material facts they are aware of that may affect the actions of a buyer or seller, such as historic designations, preservation easements, and regulations limiting use and/or alteration.
- b. When listing a property
 - i. Ask the seller for any information on history and designations
 - ii. Contact local historical society for information specific to history of building.
 - iii. Contact the Local Historical Commission for information on the State Register and National Register
 - iv. Check with the neighborhood association if one exists
 - v. Check records at Town Hall – Building Inspector and Planning Department

Commented [HR8]: Suggest deleting state register, because as mentioned earlier the state register is simply a compendium of what is on the national register. It can be confusing for people.

- vi. Historic District regulations and boundary maps
- vii. Check Registry of Deeds for easements, deed restrictions, and encumbrances
- viii. Document your sources, and provide guidance on where to find answers
- ix. Online resources for selling historic properties
 - www.historicproperties.com
 - www.oldhouses.com
 - www.historicproperties.com
 - savingplaces.org/magazine-advertising-historic-properties
 - www.architecturaldigest.com/
 - www.preservationdirectory.com
 - www.historicforsale.com
 - www.historicnewengland.com
 - <https://circaoldhouses.com/>

<https://www.instagram.com/cheapoldhouses/?hl=en>

- c. Considerations for buyers of historic properties
 - i. Connection to history and distinctive sense of place
 - ii. Quality of material and workmanship not otherwise accessible today
 - iii. Future value
 - iv. Lifestyle/use/limitations
 - v. Increased costs of repair/replacement/insurance
 - vi. Tax incentives for repairs and restoration
 - vii. Forgiveness of building and FEMA code requirements in some situations

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Commented [HR9]: Historic structures may seek exception of being brought up to code when undergoing major renovations.

7. Review of Architectural Styles

- Cape Cod Style 1600s – Present
- First Period, 1600s – 1700s
- Georgian, 1700 – 1780
- Federal, 1780 – 1820
- Greek Revival, 1825-1860
- Gothic Revival, 1840 – 1880
- Italianate, 1840-1885
- Second Empire, 1855 – 1885
- Stick Style, 1860 -1890
- Queen Anne, 1880 – 1910
- Shingle Style, 1880 – 1900
- Craftsman, 1905 – 1930
- Colonial Revival, 1880 – Present
- Ranch, 1920 – Present
- “Home in a Box,” 1920 - 1960
- Raised Ranch, 1960 - Present

References & Resources

- National Register of Historic Places: <https://www.nps.gov/subjects/nationalregister/index.htm>
- National Trust for Historic Preservation: www.preservationnation.org

- National Historic Preservation Act of 1966, Section 106:
<https://www.achp.gov/sites/default/files/regulations/2017-02/regs-rev04.pdf>
- Massachusetts Historical Commission: www.sec.state.ma.us/mhc/mhcidx.htm
- Massachusetts Historical Commission Publications:
<http://www.sec.state.ma.us/mhc/mhcpub/pubidx.htm>
- Preservation Easements: MGL Chapter 184, Section 31,
<http://www.malegislature.gov/Laws/GeneralLaws/PartII/TitleI/Chapter184/Section31>
- Local Historic Districts: MGL Chapter 40C,
www.malegislature.gov/Laws/GeneralLaws/PartI/TitleVII/Chapter40C
- State Building Code, Historic Buildings Section, 780 CMR 780.9309
<http://www.mass.gov/eopss/docs/dps/780-cmr/780093.pdf>
- Massachusetts Historic Rehabilitation Tax Credit Program:
<http://www.sec.state.ma.us/mhc/mhctax/taxidx.htm>
- Federal Preservation Tax Incentives <http://www.nps.gov/tps/tax-incentives/taxdocs/about-tax-incentives-2012.pdf>
- National Park Service standards for treatment of historic properties.
<https://www.nps.gov/tps/standards.htm>

Relevant Judicial Cases

- Permit denial by Historic District Commission did not constitute a taking of property; *Collins v. Historic District Commission of Carver*, 73 Mass. App. Ct. 388
- Variances may be denied for building alterations that violate with Historic District regulations: *Steamboat Realty, LLC v. Zoning Board of Appeal of Boston*, 70 Mass. App. Ct. 601

Suggested Handouts

- “Know How #6, Historic Properties Inventory Forms”, published by the Massachusetts Historical Commission, which explains the types of information compiled and maintained by the MHC and how to use this data: www.sec.state.ma.us/mhc/mhcpdf/knowhow6.pdf
- “There’s A Difference: Local Historic District vs. National Register District,” published by the Massachusetts Historical Commission, which discusses the differences between the types of historic districts: www.sec.state.ma.us/mhc/mhcpdf/difference.pdf
- City of Somerville’s “Steps to Apply for a Certificate for Exterior Work on a Historic Property (with flow chart),” as an example of local regulations and processes when seeking to perform work on historic properties:
<https://s3.amazonaws.com/ifa.somervillema.gov/documents/historic/SHPC-CertificateApplicationSteps.pdf>

Note to instructor:

It is the instructor’s obligation to verify that any time sensitive information is updated (such as current tax incentives).

While links to online references are provided to you, they may not be operational by the time you consider this outline, update as necessary

DRAFT – for review
Proposal for Worcester Polytechnic Institute Student Project
REVISED DRAFT IF NOT A JOINT PROJECT WITH DPW/ENERGY DEPARTMENTS (TBD)

Topic: Sustainability, Reuse, and Preservation of Housing and building material on Nantucket

Lead Sponsor: The Town of Nantucket Historical Commission

Stakeholders: The Town of Nantucket Department of Public Works, Housing Nantucket, The Nantucket Preservation Trust

Town of Nantucket Staff liaisons:

Holly Backus, Preservation Planner

Other project specific sponsor contacts:

Hillary Hedges Rayport, Chair, Nantucket Historical Commission

Mary Bergman, Executive Director, Nantucket Preservation Trust

Anne Kuszpa, Executive Director, Housing Nantucket

Project Summary

Nantucket Island currently experiences a high level of residential construction activity. Limited available buildable land and a large number of historic structures results in a high level of renewal: demolition, partial demolition, house relocation, and gut renovation. From 2018 to 2020, 26,000 tons of construction and demolition (C&D) debris was collected at the Nantucket dump and transferred off-island.

The Town of Nantucket is committed to sustainability, preservation of historic structures, and affordable housing¹. This WPI project will help the Town understand the potential to further these objectives by:

- understanding the frequency and extent of demolition of historic resources
- developing incentives to decrease demolition (interior and exterior) of historic structures
- encourage reuse of structures for affordable housing
- When demolition of historic structures and/or their interiors cannot be avoided, salvage historic elements for reuse.

Project Goal

The project area is large and may be broken into several phases. Students should work with project sponsors and their academic advisor to create a well-defined project that answers some of the key questions below. The project should begin by understanding and quantifying the amount, characteristics, and impacts of demolition of buildings and their parts. Students should

¹ See Town of Nantucket Select Board Strategic Plan

<https://www.nantucket-ma.gov/DocumentCenter/View/22924/Town-of-Nantucket-Strategic-Planning-as-of-January-13-2021-PDF?bidId=>

Deleted: Co-sponsors

Deleted: Lauren Sinatra, Energy Coordinator
Graeme Durovich: Recycling and Solid Waste Coordinator

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note how many structures demolished, partially demolished, or gutted are either contributing to the Nantucket National Historic Landmark, and/or suitable for reuse as affordable housing.

Students may elect to focus on policy responses, or develop more entrepreneurial, market-based responses to the situation depending on their interests. The final project should include a well-supported problem statement, a chosen area of focus, and a concrete deliverable in the focus area which could be developed and implemented by a Town department and/or island non-profit. (tune this up)

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Project Key Questions **(NEED TO REVISE AND FLESH OUT MORE)**

- Current waste and reuse OF 50+ year old Buildings
 - ~~What are the types and quantities of C&D material?~~
 - ~~How much material is currently being reused?~~
 - ~~How is it reused?~~
- ~~Impact of construction debris~~
 - ~~on the town~~
 - ~~on neighborhoods~~
 - ~~on our environment~~
 - ~~on historic resources~~
 - ~~What is the economic value to the town of renewal?~~
- Are there any key drivers or trends?
- Potential for reuse
 - What is the reuse potential of historic material?
 - Relocation and reuse of whole houses
 - Salvage of historic material
 - Non-historic but reusable building material
 - Fixtures
- Models of demolition reduction
 - How do other towns re-use building waste streams?
 - Benefits to towns
 - Models to emulate
- Market for salvage and reuse on Nantucket
 - Who are the potential customers of salvage building supply?
 - How big is the market for re-use?
 - Accessing the market
- Policy
 - What are the relevant policies and fees?
 - Consideration of policies that:
 - discourage demolition
 - encourage reuse
- Student Recommendations
- Barriers to/opportunities for adoption

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Subject: Re: Street Objects Working Group NOTES AND DRAFT POLICY
Date: Wednesday, June 2, 2021 at 4:34:10 PM Eastern Daylight Time
From: Hillary Hedges Rayport
To: Libby Gibson

Ok. Thanks Libby.

H.

From: Libby Gibson <LGibson@nantucket-ma.gov>
Date: Wednesday, June 2, 2021 at 4:30 PM
To: 'Hillary Hedges Rayport' <hrayport@mac.com>
Subject: RE: Street Objects Working Group NOTES AND DRAFT POLICY

Thanks so much for keeping on top of this – I will take a look next week, after Town Meeting.

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

From: Hillary Hedges Rayport <hrayport@mac.com>
Sent: Wednesday, June 02, 2021 1:25 PM
To: Ken Beaugrand <kbeaugrand@nantucket-ma.gov>; Henry Terry <hrtonthejrb@aol.com>; Kevin Kuester <kevinbkuester@gmail.com>; Janet Schulte <jschulte@nantucket-ma.gov>; Libby Gibson <LGibson@nantucket-ma.gov>
Subject: Street Objects Working Group NOTES AND DRAFT POLICY

Dear All:

I've finished a draft of the street object policy – it reflects best efforts to take everything the working group discussed (as noted in the attached meeting minutes from March) and put together in a way that makes sense with the other policies and practices that currently exist in the Town.

There are many open questions that require more discussion and guidance from the group and Libby, and probably other stakeholders as well.

Everyone is extremely busy now. Libby could you let us know when you would like to meet to deliberate this, or if you'd like to simply offer written comments and ask us to work on it some more?

Similarly, everyone in the group should feel free to review and comment on the document in advance of our next meeting, time of which is TBD based on Libby's review and availability.

I'm sorry it took so long to turn this around but hopefully it's useful and in pretty good shape.

Best,
Hillary

Draft Policy on Street Objects
June 1, 2021

1. **Purpose.** The purpose of this policy is to provide guidance regarding placement of Street Objects (furniture, art, planters, bike racks, podiums, bins, signs etc) on public sidewalks and other publicly owned land, and to provide a clear process for the public to request permission for placement of private items on town owned land and public ways. Also, to provide guidance to the public regarding what will be removed from public property and any associated notice and penalties.

Street furniture is an important part of the appeal of Nantucket's historic town and villages. Unity of design, as expressed through form, scale, material, and color, enhances Nantucket's historic character and preserves the Island's aesthetic appeal.

Nantucket's streetscape includes many historic and distinctive objects which contribute to the interest, appeal, and enjoyment of the Island, for visitors and residents alike. Benches, lighting, wayfinding signage, bike bollards and racks, trash receptacles, and (future bottle fillers) are supplied and maintained by the Town. Private individuals, businesses, and organizations may place street objects in the public way when these objects comply with existing bylaws and policies, including this policy.

2. **Policy.** This policy only applies to street objects placed in the public way. Permissions for specific categories of street objects are described below. Street object color, material, and overall style shall be consistent with the historic character of Nantucket and the applicable guidelines for style established in *Building With Nantucket in Mind*. Historic and/or understated colors, natural materials, and simple and/or historically appropriate designs are acceptable. Permitted street objects may not obstruct public ways, which require at least 36" clearance. Applications for the placement of Street Objects on public property are reviewed by the Town Manager or their designee and approved by the Town Manager.

See also relevant bylaws and policies: [insert path to find these documents](#)

Chapter 97-1 Merchandise and Wares – display restricted

Chapter 127-3 Obstruction of Sidewalks

Town of Nantucket Encroachment Policy

Policy for business licenses/leases for town owned property

The Sign Book – Historic District Commission

Policy and Procedures for the Temporary Display of Public Art at the Sparks Avenue Roundabout

3. Categories and allowances for placement of Street Objects in the public way by businesses and individuals:

- a. **Benches:** Private individuals, organizations, or businesses may request permission to place a bench at a location in the public way. There are two standard approved bench styles in Town 1) the (metal and wood) and 2) green painted benches. *Include photos and dimensions in this document* Benches of a different (custom) style are reviewed by the Nantucket Historical Commission for appropriateness and recommended to the Town Manager. Town Administration reviews bench location for appropriateness (*Do you want NHC to also review and recommend on bench location?*). Bench locations that obstruct the public way, are awkwardly placed, or create crowded conditions will not be approved. Once approved, benches are sourced, paid for, and supplied by the applicant. The application fee is \$25.00??. *Is the expectation that the bench continues to belong to the person who purchased and placed it? How are we going to keep that straight? The town will probably want to proactively issue permits for the few benches around that are acceptable signature benches already in place.*
- b. **Bollards:** Bollards are encroachments. Please refer to the Town of Nantucket encroachment policy.
- c. **Planters:** Planters and pots smaller than 18" that do not obstruct the public way, and which are planted and maintained with live plants, are allowed and do not require a permit. Planters should be consistent with the Nantucket style as described above. Inappropriate planters and planters left without live plants may be noticed for removal.
- d. **Podiums:** Podiums in the public way are not permitted unless licensed in association with a permitted outdoor dining activity or other licensed business activity.
- e. **Bike racks:** The Department of Public works installs approved bike racks and bike bollards at locations identified by the Transportation Manager. *To request a bike rack or bike bollard, contact the Transportation Manager. Include contact Do I need to say that non-standard bike racks will be removed?*
- f. **Sandwich Boards and Signs:** Sandwich boards and free standing signs are not permitted in the public way. Free standing signs are not permitted by the Historic District Commission. See the Sign Book (Historic District Commission) for more information on signs and how to apply for approval of a sign. (*sometimes information is presented as Art – do we need to address this?*)
- g. **Art.** Art that violates Chapter 97-1 (Merchandise and Wares) may not be displayed on public property. *Do we want an exception for the Artist Association Gallery?* Private businesses and individuals desiring to display public art on public property may apply for a permit, for display at a specific location for *21 days, for a maximum of three 21 day periods per applicant per year. (??)* Art must be consistent with the "Criteria for Artwork" described in the Town of Nantucket Policy and Procedures for the Temporary Display of Public Art at the Sparks Avenue Roundabout. Art is reviewed by the Department of Culture and Tourism for appropriateness and recommended to the Town Manager. *Note: this is really about sculpture and free standing Art. Do we want to address murals or other flat art attached to walls, or does that live with the HDC? Or in a separate policy?*

- h. **Trash Bins:** Trash bins are maintained and placed by the Department of Public works. Private trash bins are not permitted. *To request a Town trash bin be installed at a new location, contact the DPW.*
- i. **Other street objects:** Other private street objects and street furniture (or furniture on streets) are not permitted unless licensed or permitted for a specific purpose under another policy of the town. *Do we need to anticipate any other free standing street objects? For instance, charging stations? I think tables, etageres and shelves are all covered under "furniture".*

Enforcement: If Town Administration determines a private street object has been placed in violation of this policy, written notice will be *sent to the identified owner, if possible*, or to the owner of the building nearest the placed object.??? After 14 days, if the owner has not removed, corrected, or properly permitted the object, the item will be removed by the Town of Nantucket Department of Public Works and stored for 14 days, after which point it will be destroyed. *(should there be a fine? Or recovered cost?).*

This draft suggests Town Administration handle the notice process because all the other Town policies are handled by Town Manager/Town Admin. One other option the Town Manager could consider is for the permitting or notice for removal for non-compliance to be handled by the HDC administrator, because they handle signs. There is an aggressive fee schedule for sign violations, as part of the HDC Special Act, which does not apply to Street Objects.

Include photos of approved benches.

Do we want to include photos of anything else?

Application for Bench

Name of Applicant

Name of Business

Mailing address

Telephone

E-Mail

Type of Bench

___ Town green wooden (PRICE? SOURCE? DIMENSION? Pantone Color?)

___ Town natural wood and metal 6' Victor Stanley C-10 or similar

<http://www.victorstanley.com>

___ Custom Bench

The cost to purchase, ship, and install the bench is born by the applicant. Does Nantucket fabricate the green benches? Can we offer shop plans with the application if people want to have these benches made?

Describe the object (include materials, method of construction, desired method of attachment, if applicable).

Attach a photo of the item. Include dimensions (length, width, height).

Even if you are ordering or fabricating a Town green wooden or Town natural wood and metal bench, you must include a photo or shop drawings of the item with dimensions for approval with your application.

Specific Location requested (Attach a photo and a map of the locus with exact position requested)

Application fee: \$25.00 (payable to?)

Application for Art

Insert application for art. Include standards from the existing art policy (below).
Suggest art applications including location be evaluated by Dept. of Culture and Tourism.

Criteria for Art Work (from policy for Sparks Ave roundabout)

- Aesthetics – the artwork should reflect a high quality of its vision, design and integrity and enhance the physical and aesthetic environment of the site.
- Context – the artwork should be appropriate in terms of scale, materials, content and design with respect to its immediate and general social and physical context.
- Community Values – While free artistic expression must be encouraged, consideration must also be given to the appropriateness of artwork in the context of local community standards and values. Cynical, pornographic, and otherwise obscene artwork that is not appropriate for public display will not be allowed.
- Public Safety – artwork shall be evaluated to ensure that it does not present a hazard to public safety.

- Maintenance – due consideration shall be given to structural and surface soundness and to inherent resistance to theft and vandalism. The art work should be durable and appropriate for the outdoors particularly considering the weathering conditions of high winds and salt air.
- Electrical and Mechanical Considerations – All electrical, mechanical and engineering components must be stamped by a licensed engineer.
- Funding – the applicant must present evidence of the ability to cover all costs including installation, insurance, and maintenance/repair.

Parameters for the Installation

Update this: suggest 21 day display and renewable 3x for a max of 63 weeks per year per applicant.

Do we want to limit the number of sites on which a single artist or business can display art simultaneously?

Duration – six months from May to the following November and from November to May

Insurance – the artist must carry liability insurance for installing and removing the artwork and

will name the Town of Nantucket as an “additional insured” on the policy

Engineering – a licensed engineer shall inspect the installation and will confirm in writing to the

Director of Culture and Tourism that the installation is safe and stable

Cost of Installation and removal – to be borne by the artists (*may include engineering review*

and police detail)

Maintenance and Repair – costs to be borne by the artist and completed in a timely fashion Hold

Harmless Agreement - will be signed by the artist prior to the installation

Is there an application fee for art?



These benches are built with both 2X stock and plywood. Cheaper to build with plywood, but not like the originals, which were made entirely of 2X stock that was fashioned together to make one piece similar to what the plywood is now used for.

Plywood doesn't hold up in exposed exterior use the way 2X stock that is properly preserved does. Other than that, I suppose there isn't much difference.

The three board back is typical, and the crescent cut out on the front of the seat support is also typical. The dark green color is correct.

The longitudinal cross pieces are different in that the originals had one larger solid piece that connected both sides in the middle beneath the seat and was the approximate dimension of a 2X 6 or 8.

Meeting notes from the March 3, 2021 meeting of the ad-hoc Street Furniture Policy working group.

Attending: Hillary Rayport (Historical Commission) Kevin Kuester (HDC Sign Committee) Ken Beaugrand (Town Real Estate Manager) Janet Schulte (Town Culture and Tourism) Henry Terr (Civic League Town Association). Town Manager Libby Gibson attended at the beginning of the meeting to brief the group.

Town Manager briefing:

The town continues to struggle with things that are just put out on the sidewalks. The town tries to write to people but that doesn't work they have nothing to fall back on because they don't have a policy. Categories include:

Benches: The Town wants benches in the old Historic District to generally conform to two types: the green town beach bench and the natural to weather wood and cast iron bench. In some cases a long standing establishment has maintained a different and appropriate bench: the black bench outside Company of the Cauldron and the white cast iron garden settees outside Languedoc are two acceptable examples. There are other examples of incongruous benches that are not appropriate: modern benches and bright colors, for example.

Podiums: The brotherhood and other restaurants have podiums. They are using the sidewalk as an extension of their business

Streetlights: Not so concerned about streetlights, but there are matters of style consistency. Availability, cost, standardization are all concerns.

Art: Art has popped up – people put it out, sometimes on private property and sometimes on public property. No one asks the Town if they can put it out. Do we like the art?

Bollards and Hitching Post: There were a few hitching post around, people like them, but there are instances where more and more are being installed to block parking on the sidewalk. In some cases, the posts are very unattractive.

Sandwich Board Signs: People generally understand that these are not allowed to be placed on the public sidewalk, but problems do occur. There is a bylaw about not obstructing the sidewalks – the town issues a ticket. But if the owner is determined they appeal the ticket, and sometimes the Town eventually gives up.

Artifacts: There are other things that are physically in the sidewalk that are historic. Such as the marble block by the Town building on Broad Street. Can we preserve them?

Generally it would be helpful for the Town to have a policy they could point people towards to support statements of what is and isn't allowed on the sidewalk.

Ms. Gibson also mentioned two relevant Town bylaws: Chapter 97 re: merchandise. You are not supposed to display anything outside for sale unless it is fish or local produce. (summarize the bylaw). Cars parked somewhere specifically to advertise they are for sale are not allowed under this bylaw.

Chapter 127 deals with obstructions to sidewalks. you can do to display your item on your own property you're not supposed to display items on the exterior

Kevin Keuster brought up some other objects he had questions about: bike racks vs. bike bollards. Round reflective mirrors on poles, painting curbs blue.

Ms. Gibson confirmed that the group may assume that the DPW would be available to haul away non-permitted objects. In the past, people have come to get their property and then they put it out again.

The group discussed if it's better to notify and remove the property, or to ticket and request the owner remove it.

Mr. Kuester shared some background information on how the Sign Advisory Committee to the HDC manages sign violations. All signs must be approved by the HDC. If there is a sign violation, the HDC administrator (Cathy Flynn) sends a courtesy notice about the violation – importantly this is sent to the landlord, not the business owner. If there is no response, the owner is issued a violation for \$50.00. If they still don't respond it steps up to \$300.00 per day. Once the violation is corrected, the level of fine does not step back down – future violations are fined at the same rate.

Mr. Kuester said that the Sign Committee has success in part because the guidelines about what is and isn't allowed are very specific. In the case of street furniture, guidelines should specify simple, traditional, and natural materials. A fundamental question is, does the Town want people's stuff on their sidewalks or not?

Henry Terry asked to add planters to the list of objects. He's observed many types of planters and occasionally they are a problem.

The group had a brief discussion about where the green benches come from – the DPW used to make them, but they don't any longer. Question: could students make the benches in shop class?

The group worked on the following possible considerations:

Components of policy

Warning period – if there is a violating object:

- Send a courtesy notice to get the person to come in and talk to you. More teeth if it goes to the landlord rather than the operator who might be a temporary group.
- Notice could include info about policy and 15 day period to correct. The roads and rights of way committee is working on this with encroachments (boulders) along roads: DPW is sending the notice. Ken Beaugrand checks for compliance / responsibility which requires research into where the property line is.

Using Libby's concerns to identify objects – what should the policy address?

Bollards?

Yes it would be helpful to have parameters around bollards.

Follow up Note: It appears this is covered under the encroachment policy

Podiums – you cannot have podiums (slippery slope/level playing field)

Podiums on private property are OK.

Public property not OK.

There was a discussion about podiums which considered the desire to accommodate business and enliven the streets; the concern was is this different from "hawking" on the streets as became a problem in 2018 and 2019 with people soliciting passersby to come into stores or take samples.

The group decided to table discussion about podiums for now and do some more research.

Follow up note: The Town has a policy that private businesses may not conduct business on Town owned property without written permission from the Select Board. There is also a policy for permitting tables for non-commercial sale or distributing information. Limited to 21 days per calendar year per applicant.

Benches

Question is should there be variety about the benches or should there be a strict limit on designs? Ken Beaugrand recommended some creativity be allowed, but someone has to approve it

Need guidelines so people know more or less what is approvable
(color, material)

Who is approving body? HDC? NHC? Sign Committee? HSAB?

NRTA benches – they are not natural materials.

If you want an “approved” bench

We have to have a way to direct people to specification

(where did current benches come from?)

Newer ones by the drug store, with plaques

- Temporary approval for objects is possible.

Is the location suitable?

Have to have an application that shows dimensions.

- Or a standard of clearance.
- Other comments about places that lend themselves to benches and places that do not.

Signs:

Freestanding of any kind are not allowed.

You can have a chalkboard that can lean against your building and it counts as one of your two signs.

Sandwich boards – this is about removal.

Tie in licensing – Amy Baxter is the final checkpoint. Does she have a comment?

Question about area – is this just the downtown or the whole island?

Bike Racks

requests the removal of beat up ones.

Bike bollards – positioning?

You may not put out bike racks on town property – DPW puts out bike racks

Planters

Can't be an obstacle. There is a mention in 97-1 that potted plants, flower boxes, flowers may be displayed for sale outside a building. Does this indicate a preference for allowing beautification?

General Questions: If you have private property – shall we provide guidance about what we want to see?

Do we want the policy to just ticket people? Or do we want to actually remove the item?

The clarity of the rule is the most important thing - has to be understandable or defensible in court.

Related bylaws:

Chapter 97-1 Merchandise and wares – display restricted

No person, firm, association or corporation shall display, store or maintain any merchandise or wares (except flowers, potted plants and window boxes of flowers) on any Town street or sidewalk or on the exterior (including any door or shutter which, when opened externally, displays such merchandise or wares) of any commercial structure, building, warehouse or other establishment, whether the same is offered for sale, rent, lease or exhibition as a type or example of merchandise or wares on display for sale in the interior of the establishment or at any other location.

[Amended 4-2-1985 ATM by Art. 26, approved 8-12-1985; 5-5-1992 ATM by Art. 71, approved 8-3-1992]

B.

No person, firm, association or corporation engaged in the principal business of leasing, renting or sale of bicycles, mopeds or motor vehicles shall display for lease, rent, offer for sale or store any bicycle, moped or motor vehicle upon any sidewalk or public way.

127-3 Obstruction of Sidewalks

Whoever shall place or cause to be placed upon any street, sidewalk, bicycle path or way ("way" shall mean any public highway, private way laid out under authority of statute or any way or place customarily used by the public for purposes for which a public way is generally used in the Town or County of Nantucket) any bale, box, trunk, grate, cask, barrel, garbage can, package, dirt or other debris, gate, post or anything that acts as a barrier, whether portable or permanent, so as to obstruct any street, travelled way, sidewalk or bicycle path within the Town of Nantucket without written permission from the Board of Selectmen and, after being notified by a police officer, fails to move or commence the removal of such obstruction within 10 minutes after such notification shall be punished by a fine not to exceed \$200.

Related Policies:

Policy for ticket sales or distribution of information from tables on public sidewalks. (2011)

- Must apply for a permit with Town Manager
- Must be for a non-commercial use

- Limited to 21 days per year per organization
- Prohibited on festival days and according to needs of public safety
- Requested location to be considered as part of the permit process

Memorial plaque, bench and tree policy (2010)

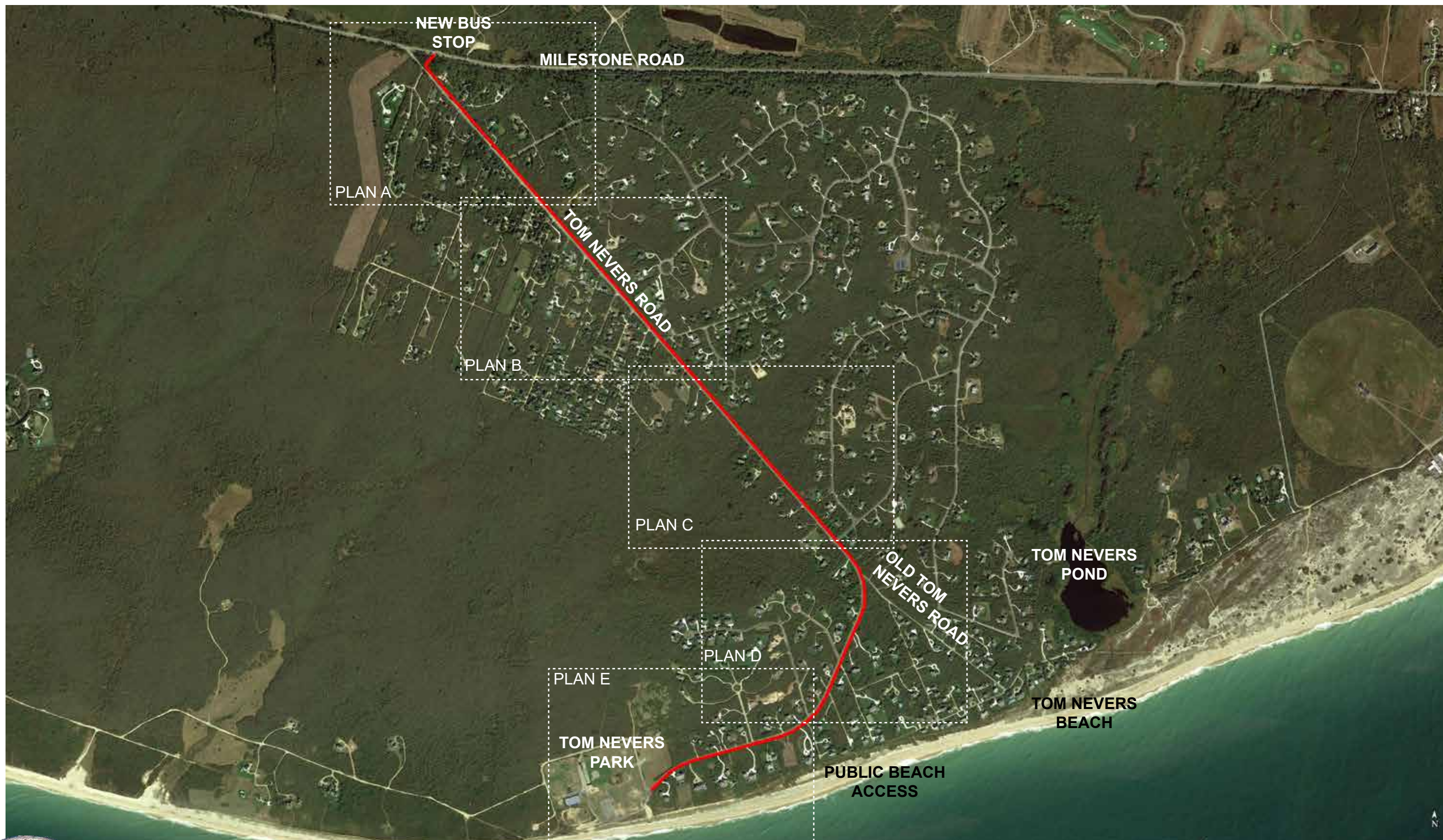
- Purpose is to ensure a thoughtful, consistent, and appropriate process for memorial
- Conducted through Town Administration/Town Manager
- \$20 application fee
- Applicant pays cost of item and shipping
- Application includes detailed specification for brass plaque (8"x2", etc) and model number and source of bench (Victor Stanley #10, 6' long).

Encroachment policy 1994 - 2014

- Purpose is to keep public right of way clear and sight lines clear; to prevent danger from obstacles (plantings, structures, bollards, rocks, or improvements) at roadsides.
- Complaints and enforcement done by DPW.
- Defines three categories and remedies for encroachments
 - immediate safety hazard (DPW may remove and bill the owner)
 - not an immediate hazard: (Letter to owner from SB; owner has 15 days to correct. After, DPW may remove at owners expense.
 - Encroachment with historic significance may be permitted to remain. Town maintains a list of what these are, and notes them in Town GIS (really?) Owner may apply for an easement (\$50) and pay a one-time useage fee of \$10/sq ft. of area encroached. Approvals are noted on the GIS map.

Policy for business licenses/leases for town owned property (2015)

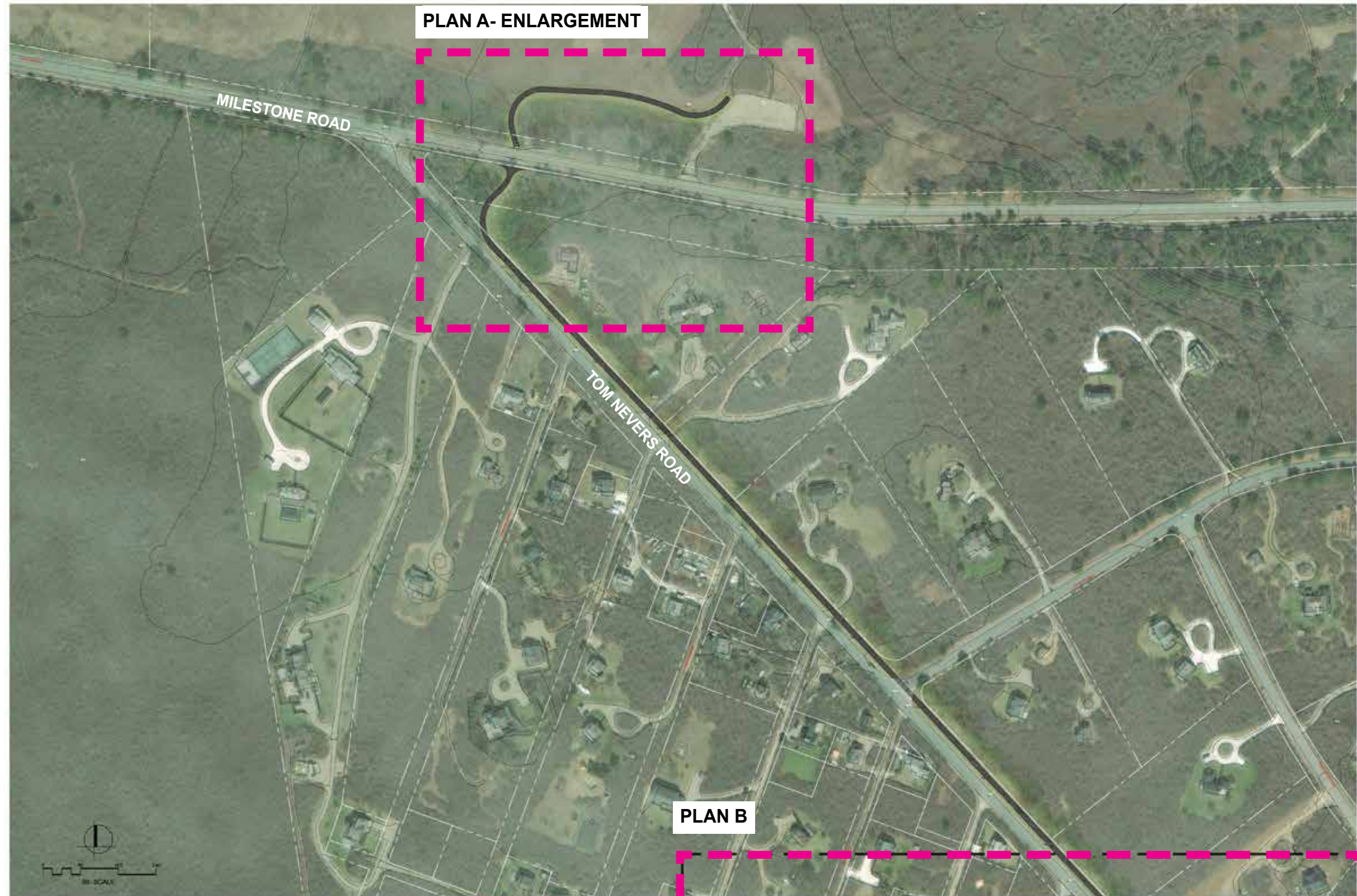
- Purpose is to ensure that private business initiatives are not permitted on town owned property without approval from Select Board
- Describes the process to permit use.



INDEX SHEET

TOWN OF NANTUCKET- TOM NEVERS BIKE PATH NANTUCKET, MA.





PLAN A

TOWN OF NANTUCKET- TOM NEVERS BIKE PATH
NANTUCKET, MA.



PLAN A- ENLARGEMENT

TOWN OF NANTUCKET- TOM NEVERS BIKE PATH
NANTUCKET, MA.



PLAN B

**TOWN OF NANTUCKET- TOM NEVERS BIKE PATH
NANTUCKET, MA.**





PLAN C
TOWN OF NANTUCKET- TOM NEVERS BIKE PATH
NANTUCKET, MA.



PLAN C- ENLARGEMENT

TOWN OF NANTUCKET- TOM NEVERS BIKE PATH NANTUCKET, MA.



PLAN C

PLAN E

TOM NEVERS ROAD



PLAN D

TOWN OF NANTUCKET- TOM NEVERS BIKE PATH
NANTUCKET, MA.

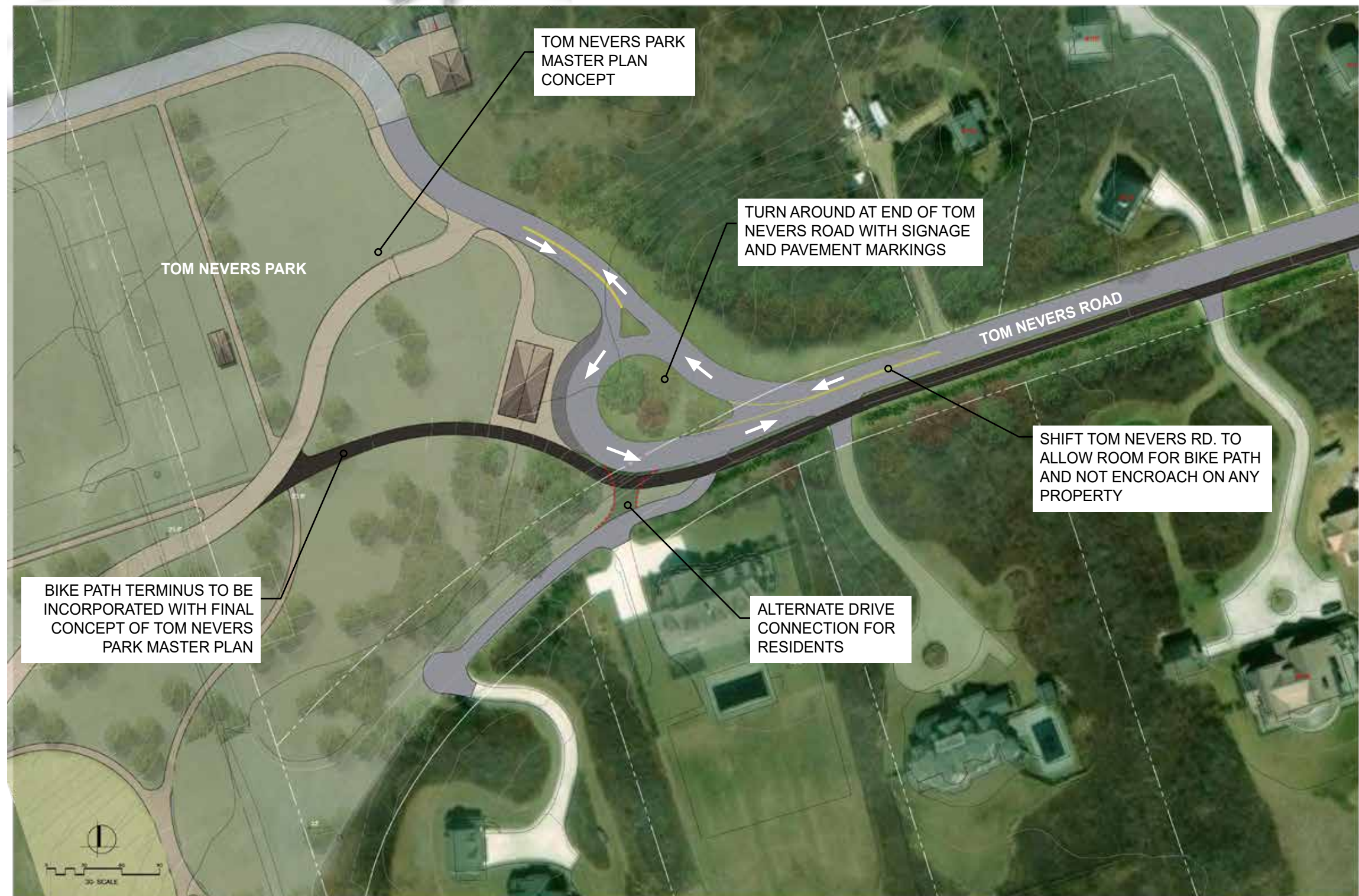




PLAN E

TOWN OF NANTUCKET- TOM NEVERS BIKE PATH
NANTUCKET, MA.

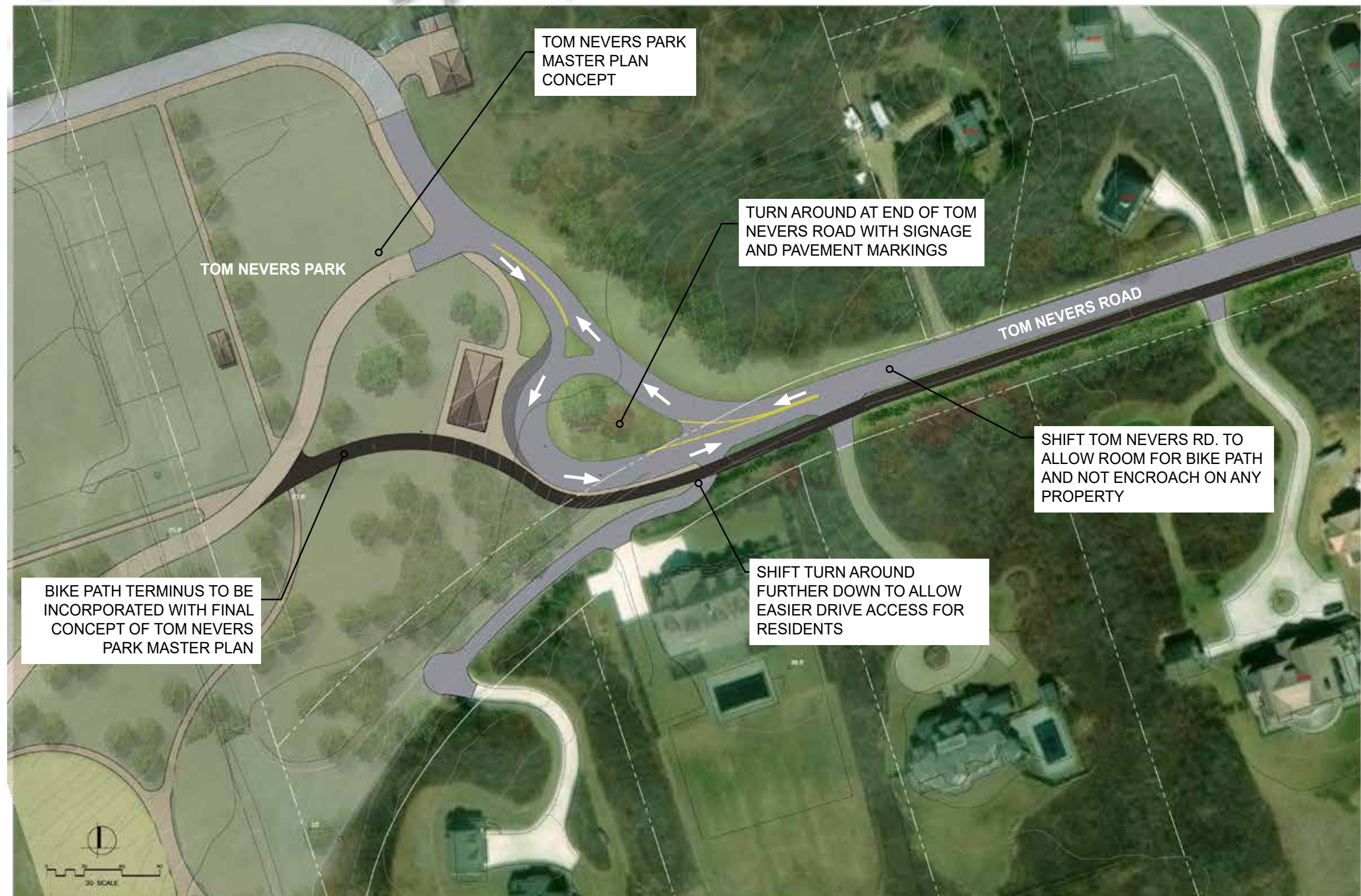




PLAN E- ENLARGEMENT 1

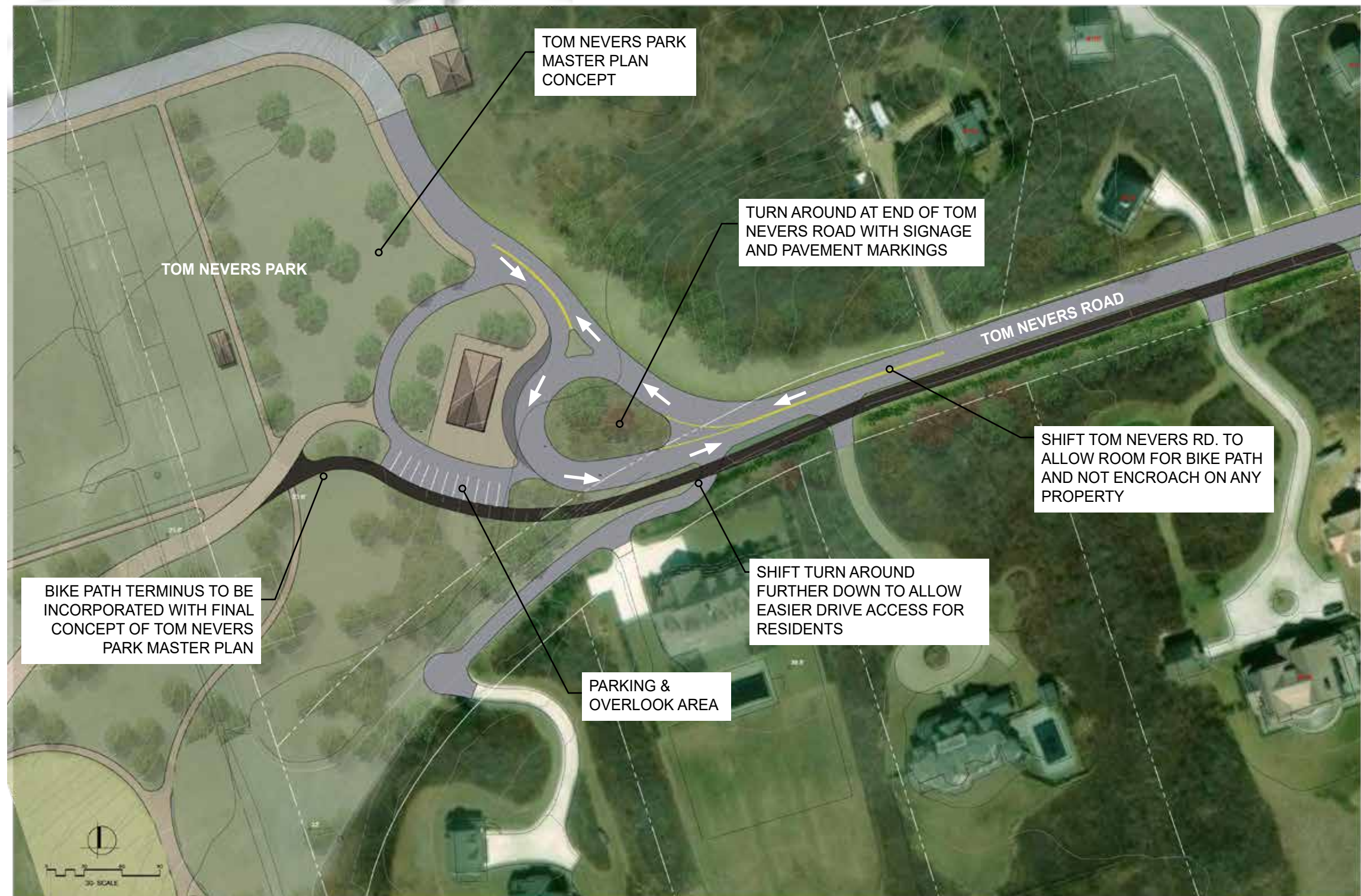
TOWN OF NANTUCKET- TOM NEVERS BIKE PATH NANTUCKET, MA.





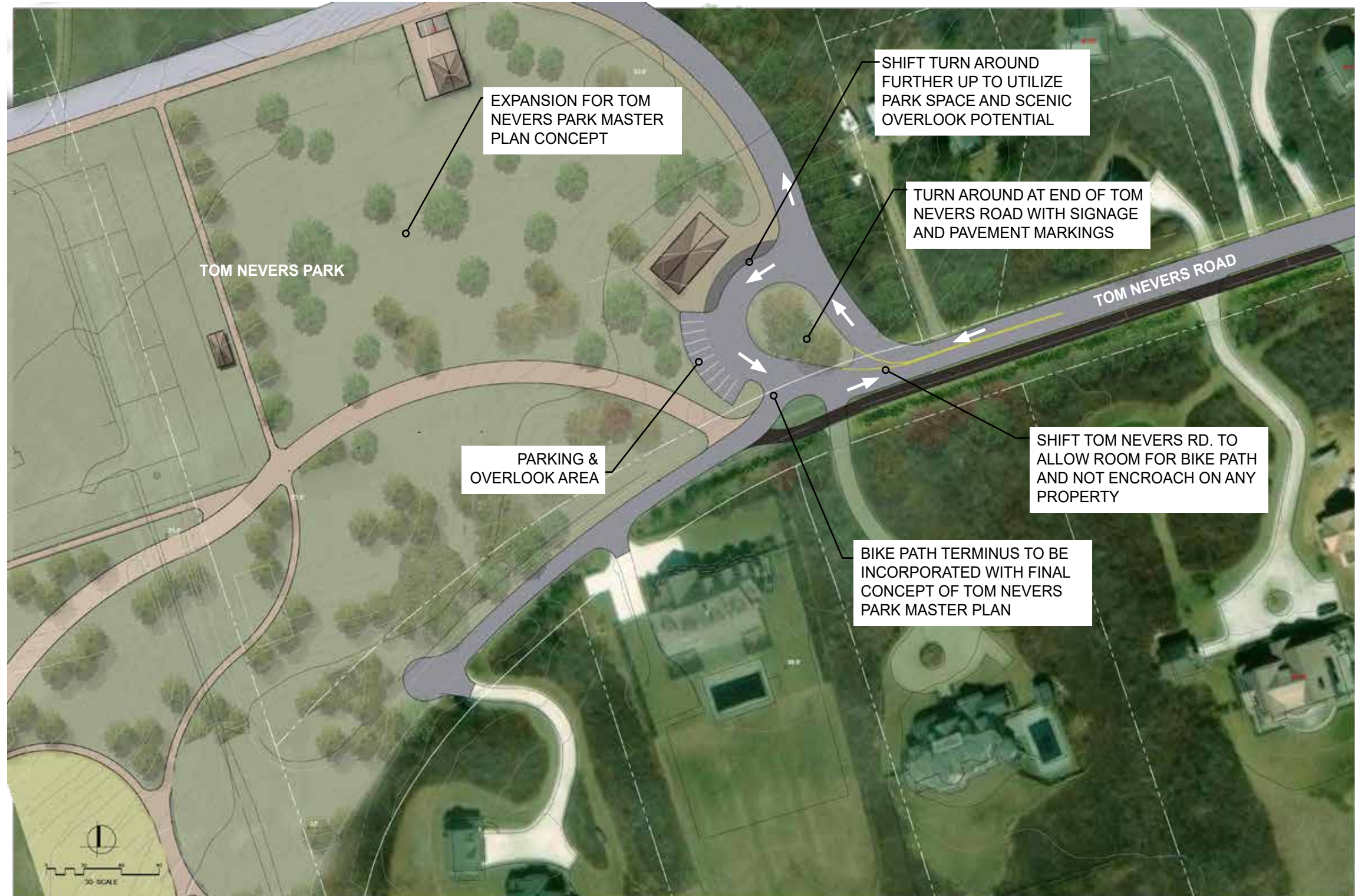
PLAN E- ENLARGEMENT 2

TOWN OF NANTUCKET- TOM NEVERS BIKE PATH NANTUCKET, MA.



PLAN E- ENLARGEMENT 3

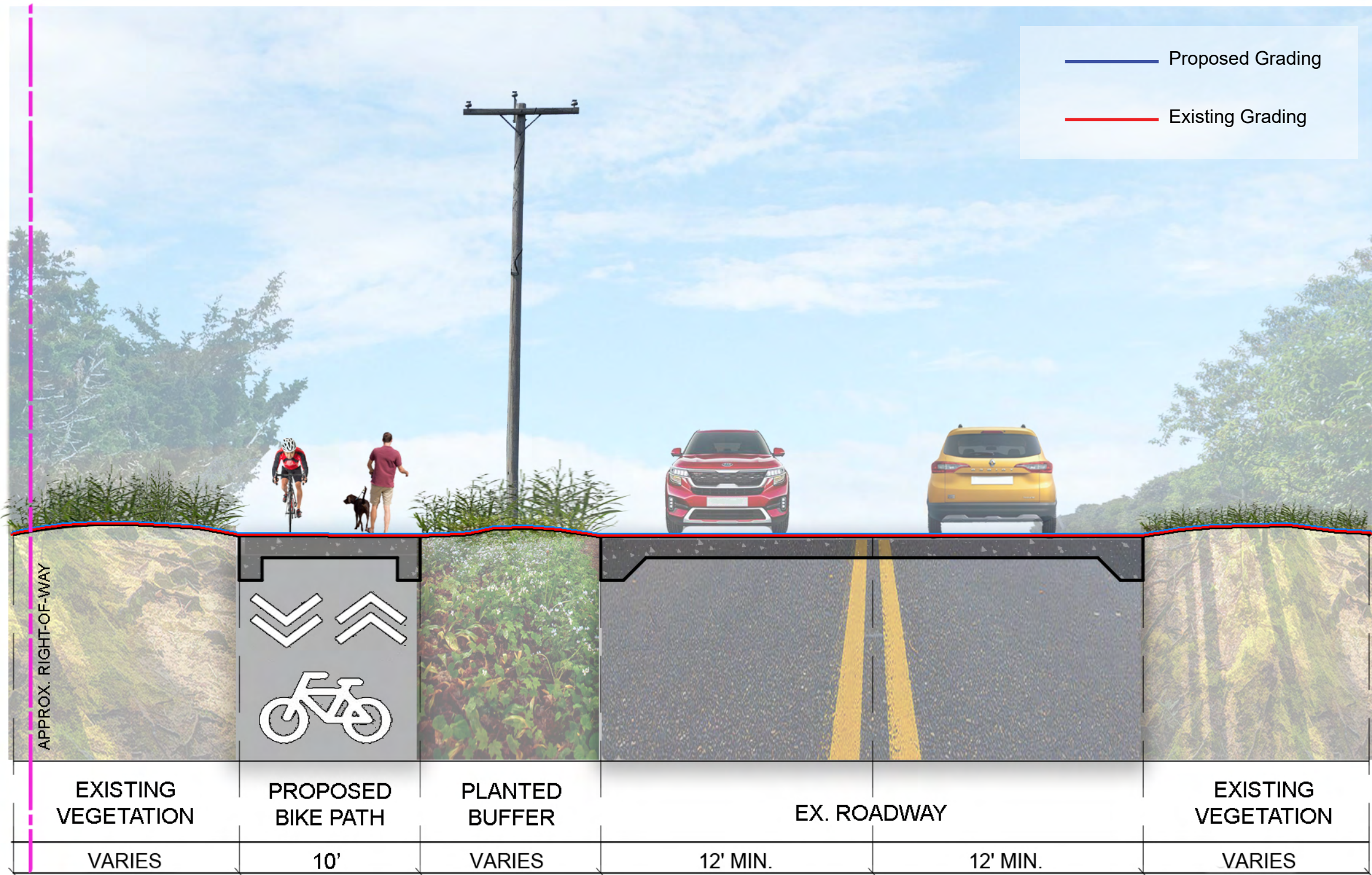
TOWN OF NANTUCKET- TOM NEVERS BIKE PATH
NANTUCKET, MA.



PLAN E- ENLARGEMENT 4

TOWN OF NANTUCKET- TOM NEVERS BIKE PATH NANTUCKET, MA.

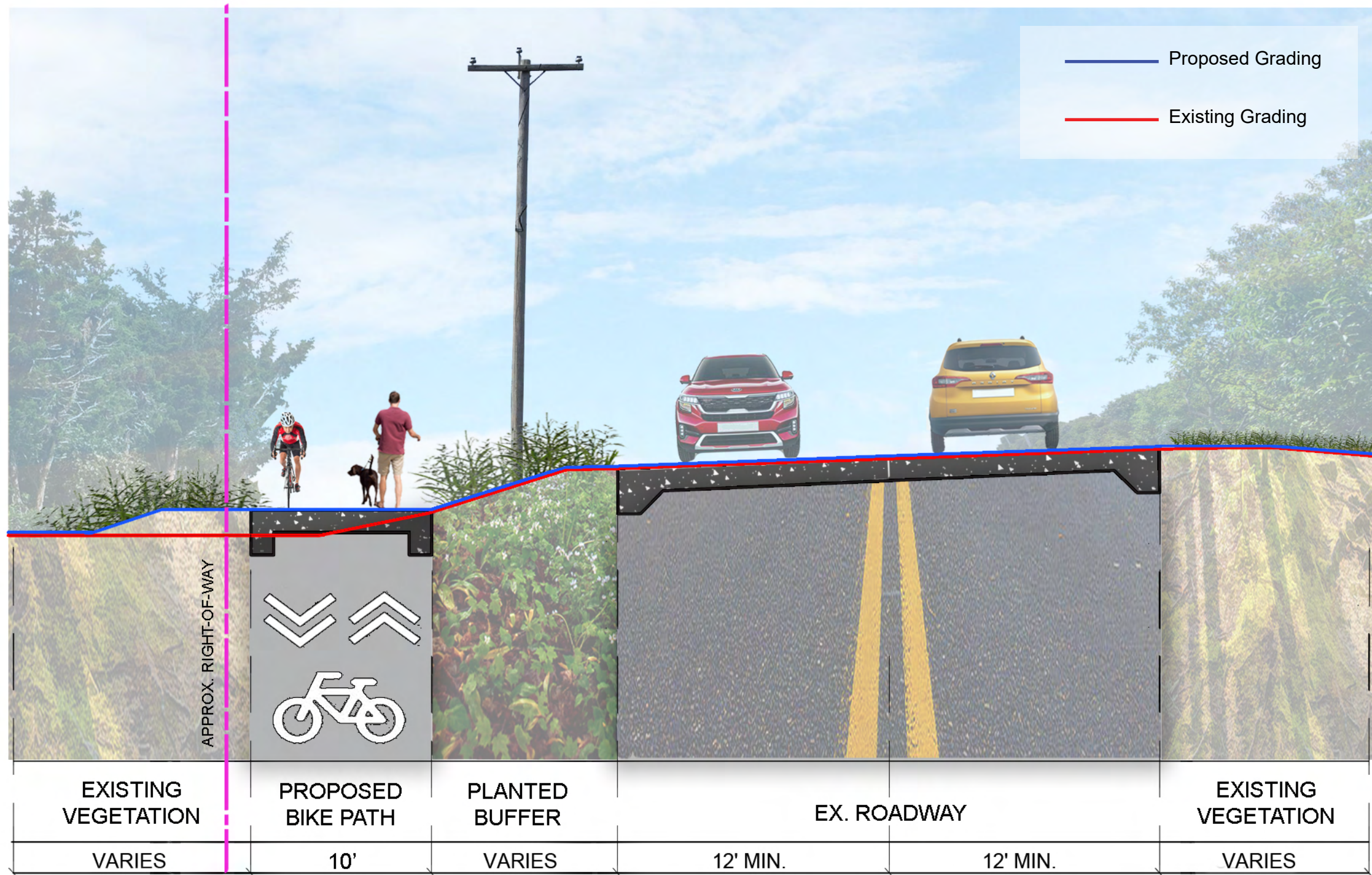




SECTION 1- NEUTRAL CONDITION

TOWN OF NANTUCKET- TOM NEVERS BIKE PATH NANTUCKET, MA.

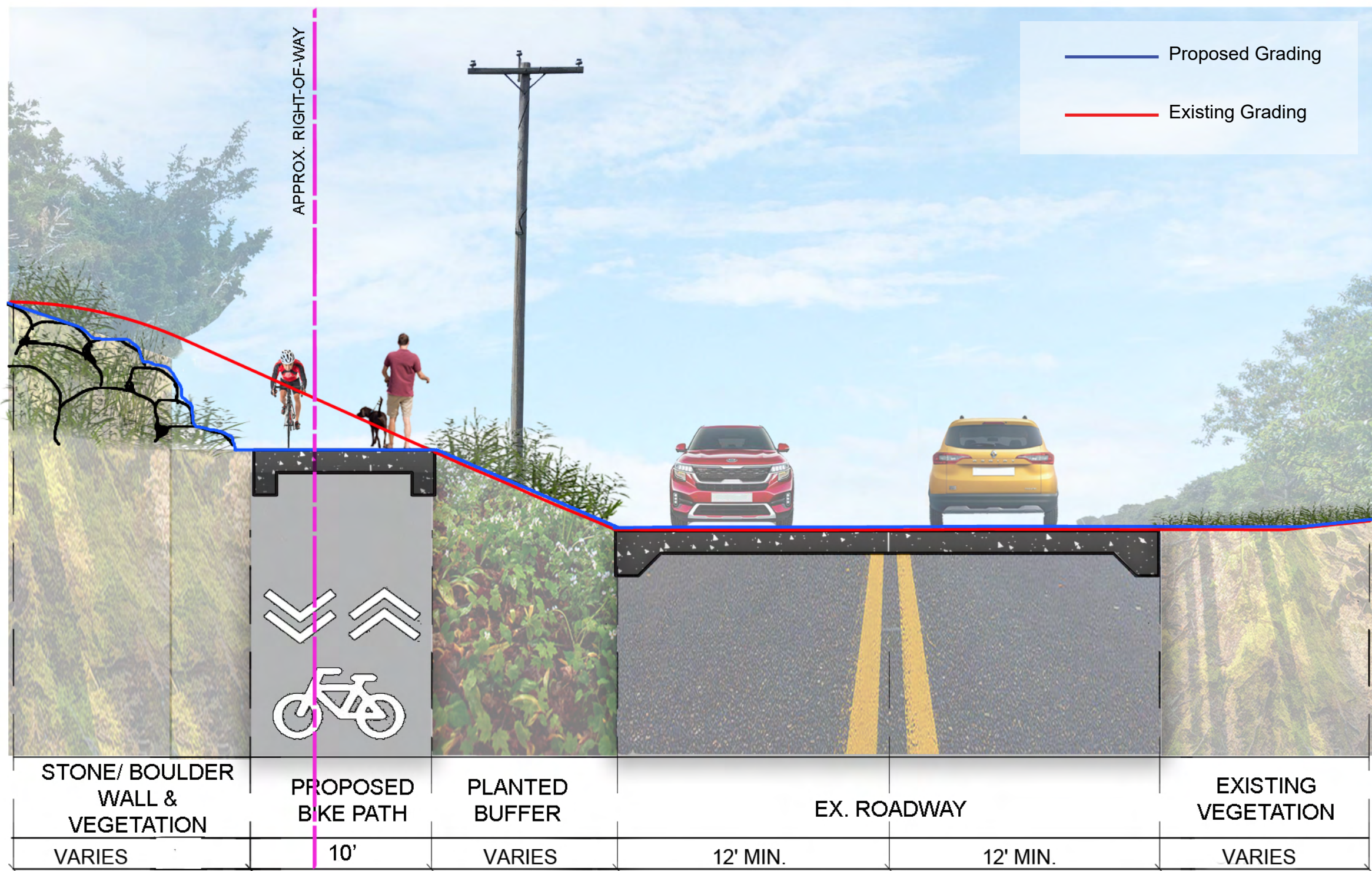




SECTION 2- BALANCED CONDITION

TOWN OF NANTUCKET- TOM NEVERS BIKE PATH
NANTUCKET, MA.

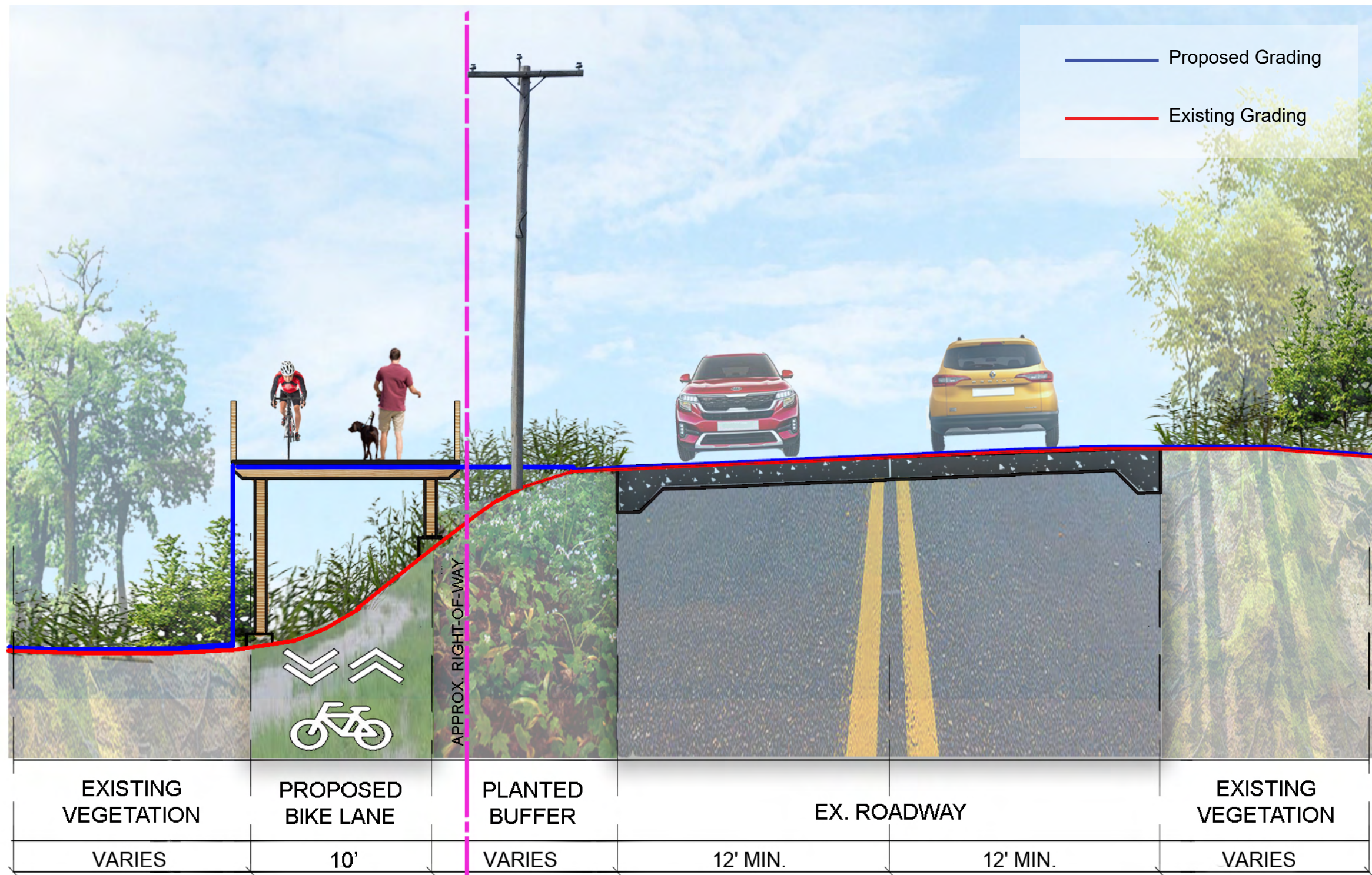




SECTION 3- WALL CONDITION

**TOWN OF NANTUCKET- TOM NEVERS BIKE PATH
NANTUCKET, MA.**

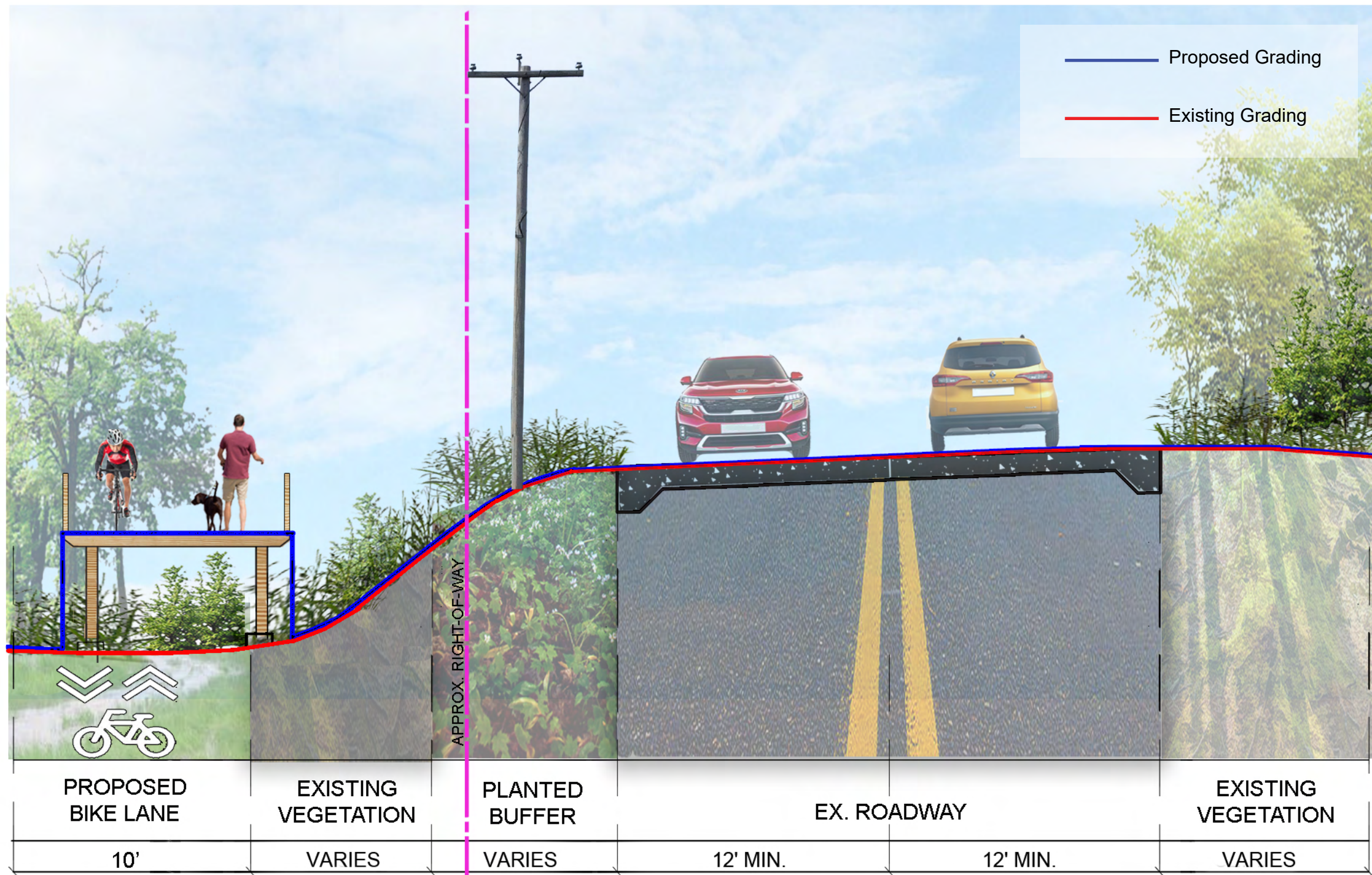




SECTION 4- BOARDWALK CONDITION

**TOWN OF NANTUCKET- TOM NEVERS BIKE PATH
NANTUCKET, MA.**





SECTION 5- BOARDWALK CONDITION

TOWN OF NANTUCKET- TOM NEVERS BIKE PATH
NANTUCKET, MA.





BEFORE



AFTER



PERSPECTIVE 1- FLUSHED CONDITION

**TOWN OF NANTUCKET- TOM NEVERS BIKE PATH
NANTUCKET, MA.**



BEFORE



AFTER



PERSPECTIVE 2- RAISED CONDITION

**TOWN OF NANTUCKET- TOM NEVERS BIKE PATH
NANTUCKET, MA.**

NHC 2021 OKRs Scorecard

If we achieve these objectives we will make progress against our mission, which is to preserve the historic assets and special visual quality of Nantucket.



Objective 1: Pro-preservation operations

0.3

Increase Protection of Historic Resources by Town Administration and all elected leaders

Overall score

Key Results

- 0.6 1 MHC Survey Grant is awarded and implemented
- 0.3 2 Town Administration and Select Board adopt a Policy for Historic Pavement
- 0.0 3 Holds at least one joint meeting with HDC
- 0.3 4 NHC evaluates and makes recommendations about guidelines to HDC
- 0.0 5 NHC delivers quarterly written reports to Town Administration and other Boards
- 0.5 6 Planning Board, Planning Commission, and Select Board deliberations always consider Preservation

Objective 2: Education & awareness

0.6

Increase Support for Preservation among key associations (Builders, RE Agents, Homeowners) and the broadly defined public.

Overall score

Key Results

- 0.6 1 Preservation groups form a coalition and program Preservation Month 2022
- 0.6 2 NHC evaluates and creates a plan to reach homebuilders and relators
- 0.6 3 NHC conceives of one initiative to connect Nantucket communities of color with historic preservation
- 0.6 4 NHC identifies and plans three public programs that inspire preservation by offering training, resources, or connecting cultural history to current cultural values.

GOAL ONE

Increase Protection of Historic Resources by Town Administration and all elected leaders

Key Results

1 MHC Survey Grant is awarded and implemented

Grant awarded, Holly and Hillary attended coordinator training. Need to appoint a selection committee for RPF process.

2 Town Administration and Select Board adopt a Policy for Historic Pavement

Town has invited Preservation Planner to assist with development of policy. But, taking no action as of yet.

3 Holds at least one joint CLG meeting with HDC

Managing through staff. So far, HDC is unresponsive to invitation for a fall meeting

4 NHC evaluates and makes recommendations about guidelines to HDC

Commission decided to focus on Demolition. Requires research.

5 NHC delivers quarterly written reports to Town Administration and other Boards

Did not deliver April report. Aiming for June report.

6 Planning Board, Planning Commission, and Select Board deliberations always consider Preservation

Very little evidence this is happening.

GOAL TWO

Increase Support for Preservation among key associations (Builders, RE Agents, Homeowners) and the broadly defined public.

Key Results

1 Preservation groups form a coalition and program Preservation Month 2022

Coalition formed and announced, work underway. But, updated to 2023 event.

2 NHC evaluates and creates a plan to reach homebuilders and relators

WPI project for adaptive reuse and demolition research
Fall NAREB featuring Selling Historic Homes

3 NHC conceives of one initiative to connect Nantucket communities of color with historic preservation

Arthur Cooper Memorial
Acknowledgement of Tribal lands

4 NHC identifies and plans three public programs that inspire preservation by offering training, resources, or connecting cultural history to current cultural values.

Should this be a seprate goal? I think they are outlined above



Board of Selectmen Agenda Procedures Policy

Updated as of June 1, 2015

Endorsed by Board of Selectmen on June 10, 2015

The deadline for Board of Selectmen regular weekly meetings is the prior Wednesday at Noon.
Example: agenda items for the Wednesday, June 3 meeting are due no later than Noon on Wednesday, May 27.

Agenda items must be complete* and in addition to a hard copy, an e-copy must be provided and sent to Erika Mooney at Emooney@nantucket-ma.gov. Submitted agenda items will be reviewed to determine if in fact, the submittal is an agenda item. Sometimes an agenda item will require additional information or review (i.e., Town Counsel review) before it is placed on an agenda. This deadline does not take that into consideration. If you have a verified agenda item that will require additional review/information, you should plan accordingly and/or discuss it with Town Administration staff well in advance. Until all of the review/information is completed/submitted, the item will not be placed on an agenda.

Emergencies notwithstanding, agenda items that are not complete by the Wednesday deadline will not be included on the following week's agenda.

**complete means any and all associated materials that are required or requested*

Related policies:

Board of Selectmen Public Information Policy – adopted 11/09/11:

I. Purpose.

This Board of Selectmen policy is intended to provide Nantucket citizens and interested parties with access to information from Town of Nantucket committees, commissions, and boards in as timely a fashion as possible, to ensure a transparent government, and to allow citizens and interested parties to be able to make informed judgments about their level of interest or participation in the process of government and management of our Town.

II. Policy.

To the maximum extent feasible, all Town of Nantucket committees, commissions, and boards will make all materials to be considered at public meetings, in addition to meeting agendas, available in an electronic format on the Town's website at least 48 hours prior to such meetings. Further, all subsequent information, including minutes, should be posted as soon as possible following meetings. Committees, commissions, and boards will also endeavor to have pertinent information such as reports, etc, posted on the Town website.