

Minutes of Nantucket Historical Commission Meeting – December 17th, 2021

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

Staff: Holly Backus

Guests: Mary Bergman, Kadeem McCarthy, and Ken Beaugrand, Frank Glaser (applicant), Erin Doherty (Epsilon), Valorie Oliver

The meeting was called to order via Zoom with a quorum present.

Public Comment: N/A

1. Historic Sidewalk Project:

Update on NPT Survey Study: Public information session will be scheduled with an update in the first half of January. NHC Commissioners are urged to spread the word and provide feedback at the information session.

2. Mass Preservation Project Fund: Call for applications

Discussion: The commission discussed the MPPF grant window which is now open. These grants fund studies, plans, and construction work necessary for the preservation of publicly owned or non-profit owned historic structures. So, a grant could be used to extend the reach of the funds Town is seeking in the 2022-2023 budget request: ~\$40,000 for historic sidewalk study. The Town Manager has indicated she will not be making staff available to apply for or manage a Massachusetts Preservation Project Grant, reason being lack of staff time. Can the NHC manage a grant application by itself? Do we know what the scope of the work would be, and can we realistically take this on? Plan to talk to MHC to see if local Historical Commissions manage and apply for grants on their own. Since we have already written the grant, it would be easy to apply, but we would need to solicit the Town Manager and finance departments approval for this.

3. Review Draft of MOU with the HDC:

Holly is seeking comments for our follow-up meeting with the HDC. The Commissioners discussed the logistics around joint voting – do alternate commissioners vote, and how to address that NHC has 7 regular members and HDC has 5. Every member from both commissions, whether elected or appointed, is a member of the CLG. For joint discussion in next CLG meeting. Directed Chair to suggest language for Holly to include in draft MOU, ensuring balance for voting purposes.

4. State Historic Preservation Tax Credits

Holly, Mary Bergman, and Hillary had a conversation with Erin Kelley, Executive Director of Preservation Massachusetts, Inc., to discuss their standards and criteria for tax credit applications. They have a form/template (in agenda) that the NHC could use/modify to help standardize our discussions about letters of recommendation. Priorities are to communicate to the MHC how the project meets Preservation Priorities as well as housing, social, and economic priorities identified in Nantucket's Master Plan and by the Select Board. The Commission feels that a format/template would be beneficial to everyone. Guest and HPTC applicant Mr. Glaser and consultant representative from Epsilio confirmed that such forms were, in his opinion, common and would not be inconvenient for the applicant because they have to include them for other parties who ask for them.

2 Mayflower Circle:

Property owner and tax credit applicant, Frank Glaser, and consultant Erin Doherty joined the call to discuss the ongoing project at 2 Mayflower Circle. MHC and USPS determined that the project scope met the standard of rehabilitation for the first application. The project is eligible for \$270,000 in credits. He intends to apply for State tax credits in the January 15th round and is seeking a letter of support, as required by the MHC. The application is unchanged.

Discussion: The Commissioners discussed that since the application is unchanged our position regarding recommending the project should be unchanged from the letter submitted in August. However, as the Commission has recently become sensitive to the social and economic purpose of tax credits and the MHC's interest in receiving information about whether applications meet local priorities, it would be appropriate to comment on the intended use of the project. The Commission confirmed that the intended use is short term rental.

Motion to offer a renewed letter of support to the Massachusetts Historical Commission for this project that includes a statement that the project would be more beneficial to the community if it helped address issues of year-round housing affordability, which is a community goal.

Motion: Angus

Second: David

All in favor via roll call.

5. Island wide survey of Historic Resources (PAL)

Update on kick-off meeting with consultant PAL. Holly is excited to see the next report since they are through the RFQ. They were here to work on the survey plan but are also working in the fish lots for the pilot program. 3 significant properties from the Fish Lots will be selected and From B's will be produced.

6. Section 106 Review: Mayflower Wind

Mayflower Wind: Val Oliver is in attendance to discuss the Mayflower Wind Project as a concerned citizen. There have been a few public information sessions with BOEM that Tom

attended as our Section 106 representative. The NHC should comment on any adverse effects related to preservation of our historic landmark. The impact of these projects needs to be looked at collectively. Tom Montgomery and Holly Backus are NHC's official liaisons to the Section 106 review of the wind farm projects.

Discussion: How do we assess the effects of these projects to our National Historic Landmark? We want to promote clean energy, but we also do not want to see our oceans industrialized. Issues surrounding these wind farms range from lighting to aesthetics to effects on marine life and fisheries. The Town has a "good neighbor" agreement with Vineyard Wind, so our conversation should focus on the totality of wind farm projects and other projects. Visual impact is the crux of our concern, and we need adequate renderings to determine what these projects will look like. The burden and disruption of ongoing maintenance requirements were also brought up during the discussion.

Summary: Town has retained expert council to represent itself in each wind farm agreement. The good neighbor agreements are done on a company-by-company basis, rather than an overarching agreement. Ensure that NHC is on the email thread with the consultants/attorneys. Tom will continue to update us on these projects as new stakeholders emerge. Emphasize request for visual renderings.

Motion to adjourn

All in favor via roll call

~meeting adjourned~