



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
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Day, Date, and Time	Friday, August 19, 2022 10:00 AM – 12:00 PM
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Location / Address	REMOTE PARTICIPATION ON ZOOM
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Signature of Authorized Person	Angus Macleod (Chair)
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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!

Angus Macleod (Vice-Chair) David Silver (Secretary) Clement Durkes, Thomas M. Montgomery, Georgia U. Raysman, Milton Rowland; Abby De Molina (Alternate Commissioners: Susan Handy)

Staff Liaison: Holly Backus

Join Zoom Meeting

Join Zoom Meeting

<https://us06web.zoom.us/j/94332358504?pwd=N25KSGR2QldOeWFuc2tKUXcvaERGdz09>

Meeting ID: 943 3235 8504

Passcode: 770019

One tap mobile

+16465588656,,94332358504#,,,,*770019# US (New York)

AGENDA

Please list below the topics the chair reasonably anticipates will be discussed at the meeting

- Public Comment
- NEW TOPIC NOT FORSEEN BY THE CHAIR WITHIN 48 HRS:
 - DISSOLUTION OF ALL HDC ADVISORY COMMITTEES
- Review draft minutes from past meetings
- Administrative – meeting location/time/mode
- Proposed Historic Tax Credit renewal letter for 5 Surfside Road – the applicants have not yet received a status from MHC, however they wish to send a renewal for MHC's August 30th deadline; (see attached)

- Offshore Wind Workgroup & NHC Section 106 Rep
- MHC advised Surveys of Historic Resources
 - Pilot Survey of Fish Lots
 - Update on review of Batch 1 and 2 form Bs
 - New Batch 3 of Fish Lots Form B's
 - Island-Wide Survey Plan: Phase II Report
- FY22 MHC Grant status (MHC /Town contract before the Select Board next week);
 - Structures to be surveyed in Brant Point/Cliffside
- Protecting and maintaining Brant Point Light and Great Point Light
 - Nominating GPL for National Register/Individually Significant Structure
- Advising Select Board on rural roads
 - Lovers Lane (future Section 106 review)
- LED street lights
 - Comments on new decorative street lamp outside "Town Pool" on Main Street
 - Grant from ReMain for LED feasibility
- Note for September NHC meeting: Discussion with Gail Walker, Nantucket Lights, and Lauren Sinatra, ToN Energy Coordinator
- Old business
 - Coordinating and Collaborating with HDC/ HDC Organizational Subcommittee)
 - BWNIM
 - Memorandum of Understanding
 - Requesting Informational meeting with Patrick Reed, Transportation Planner
 - Keep CPC in mind for September.
- Progress on Workplan Items
 - Statement of need for revolving loan fund (David and Georgia)
- Other Business

Subject: Fwd: Sign Advisory Council
Date: Wednesday, August 17, 2022 at 11:08:13 AM Eastern Daylight Time
From: Andrew Vorce
To: Ray Pohl
CC: Leslie Snell, Libby Gibson, Esmeralda Martinez, William Saad, Holly Backus, John Giorgio
Attachments: KP-#826580-v1-NANT_Memo_to_PLUS_Re__Sign_Advisory_Council.DOCX

Dear Ray,

Attached below is a memo from Town Counsel regarding the so-called advisory committees that the HDC has appointed and utilized in the past. As discussed, the opinion was generated responding to questions about their legal authority in the context of the process for reappointment. Periodically, questions have been raised among staff and applicants and investigating the history took some time.

The email is self explanatory and PLUS will no longer provide support for these committees. They should no longer meet and we will remove references to their participation. Committee members should certainly be thanked for their service and the discontinuation of these committees is not directly related to any specific incident, although questions about them resurfaced after recent discussions at the sign committee.

PLUS staff members will assist in the transition and Billy Saad will be the point person for signs.

I understand that these committees assisted the HDC in the past and helped to manage workloads. Please discuss what direction the Commission would like to follow and advise. Holly is working to organize and correct Chapter 124 language for presentation to the HDC in the Fall and, as stated in TC's opinion, reconstitution of a Sign Council can be achieved with members appointed by the SB, with HDC input.

Please contact me with questions or concerns.

Andrew Vorce

This email was scanned by Bitdefender

TO: Andrew Vorce, Director of Planning and Land Use Services (***By Electronic Mail Only***)

FROM: John W. Giorgio, Esq., KP Law, P.C. Town Counsel

RE: Town of Nantucket - Sign Advisory Council

DATE: August 17, 2022

You have asked me to analyze the legal status of the HDC Advisory Committees, including the Sign Advisory Council (SAC).

You have informed me that according to the Nantucket Annual Reports, advisory committees have been created at various times in the past. The practice has been that the HDC appoints the members of each of these advisory committees, including the Sign Advisory Council (SAC – 1980), the Design Advisory Committee (DAC – 1972) (now inactive), Siasconset Advisory Committee (SCAC – 1986/87), Madaket Advisory Board (MAB - 2004), Tuckernuck Island Advisory Council (TIAC – 1994) (meetings are infrequent), and the Historic Structures Advisory Board (HSAB - 2004) . The advisory committees typically conduct a pre-review of applications pending before the HDC. You are concerned that over the years the scope of this pre-review has expanded considerably, and often, the advisory committee recommendations go beyond being merely advisory in nature which results in an intrusion on the discretion of the elected HDC and causes confusion for applicants. As an example, you have provided me with a copy of the HDC's Sign Book, wherein the HDC created the Sign Advisory Council, which is described as "advisory only."

I have reviewed the Charter and bylaws of the Town, the HDC Special Act, and Chapter 40C of the General Laws and I can find no legal authority for the creation of any advisory committees by the HDC. An elected body cannot delegate authority to non-elected standing committees without specific legislative authority. In fact, Section 3.5 (c) of the Town Charter reserves to the Select Board the authority to appoint advisory committees. It is my opinion, therefore, that the HDC never possessed the legal authority to create the advisory committees or to delegate any of its authority to such a committee. While the HDC may establish one or more subcommittees of its members and to delegate to such a subcommittee certain function including a pre-review of applications, in my opinion the HDC does not have the legal authority to create an advisory committee consisting of individuals who are not elected members of the HDC. In my opinion, the HDC also has the legal authority, as an administrative matter, to request Town staff assigned to support the work of the HDC, and to conduct a pre-review of applications in order to streamline the application and hearing process.

If HDC wants to continue having an SAC, my recommendation would be that the HDC vote to request that the Select Board formally vote to reconstitute the SAC pursuant to its Charter authority, and in doing so, the Select Board should vote on a charge to the SAC that spells out the scope and limits of authority of the SAC. The charge should make it clear, however, that the SAC is only advisory. If the SAC is to be reconstituted, then Chapter 124 of the Code of the Town of Nantucket should be amended to allow for an advisory committee to be appointed by the Select Board under its Charter provisions.

Unlike the SAC, which functions in the context of the Sign Bylaw (Chapter 124 of the Town Code), the subject matter of the other advisory committees do not have specific recognition in town bylaws and their function is indistinguishable from the HDC's review as an elected Commission. Retaining all or any of these, therefore, will require amending the enabling legislation. Until such time as the advisory committees are legally reconstituted, which may or may not occur, they should discontinue any meetings or deliberations.

Please let me know if you have any questions.

From A301-4 Special Act: HDC

SECTION 8. The Historic District Commission shall elect its Chairman and Vice Chairman. The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal and at such other times as the Commission may determine or upon call of the Chairman or of any two (2) members. It shall keep a permanent record of its resolutions, transactions and determinations and may make such rules and regulations consistent with this Act as may appear desirable and necessary. It may hold public or private hearings as it may deem advisable. It may incur expenses necessary to the carrying on of its work within the amount of its annual appropriation. The Commission shall make and publish rules and regulations adopting or establishing guidelines for exterior architectural features and establishing procedures for the processing of applications and conduct of hearings. The Commission may establish such fees with respect to applications and hearings as it deems necessary and appropriate to defray its expenses. **[Amended by St. 2010, Ch. 8]**



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RECEIVED

2022 AUG 18 PM 03:21
NANTUCKET TOWN CLERK
Posting Number: T 741

Committee/Board/s	Historic District Commission (HDC) – Old Business
Day, Date, & Time	Tuesday August 23, 2022, at 4:00pm *HYBRID
Location / Address	COMMUNITY ROOM, 4 FAIRGROUNDS ROAD & REMOTE PARTICIPATION VIA ZOOM Information on viewing the meeting can be found at: https://www.nantucket-ma.gov/138/Boards-Commissions-Committees

Ray Pohl, Chairman

Please note:

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HISTORIC DISTRICT COMMISSION

Signature of Chair/Authorized Person: Esmeralda Martinez, Land Use Specialist

To join the Historic District Commission meeting click on the Zoom Link below:

<https://us06web.zoom.us/j/92280688302?pwd=aGs3K2tLSzFaOVpNbENTM0pHd28wUT09>

Meeting ID: 922 8068 8302 **Password:** 153126

Phone dial in: 646 558 8656; Meeting ID: 922 8068 8302; Password: 153126

To watch live meeting, click here:

<https://www.youtube.com/watch?v=1BBUzk35Gpo>

Commissioners: Ray Pohl (Chair), Stephen Welch (Vice-Chair), Abby Camp, Diane Coombs, Val Oliver

Associate Commissioners: Jesse Dutra, Carrie Thornewill

Staff: Terry Norton, Holly Backus, Esmeralda Martinez, Billy Saad, Adrian Rodriguez & Nicky Sheriff

AGENDA

Listed below are the topics the chair reasonably anticipates will be discussed at the meeting.

Some applications on this agenda may not be heard at this meeting due to time constraints. Please check with the office on Wednesday after the Tuesday meeting for further information.

I. COMMISSIONER'S COMMENTS

II. DISCUSSION

- Discussion of recent disbandment of HDC advisory boards

- Discussion to request Select Board to formally reconstitute SAC under Town Charter provisions.
- Approval of Commissioner letter of Gratitude.

III. PUBLIC COMMENT

IV. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Kenneth A Gullicksen 08-6827	31 Easy St.	Projecting Sign	42.4.2/16	Kenneth Gullicksen
2.	Kenneth A Gullicksen 05-6829	31 Easy St.	Projecting Sign	42.4.2/16	Kenneth Gullicksen

V. CONSENTS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Guy Wisniski	13 Arkansas Ave	Roof replacement	59.4/158	NAG
2.	Kerry Propper	9 Hawks Circle	MH Trim Color change	74/37.1	Lowell Shay
3.	Kerry Propper	9 Hawks Circle	GH Trim Color change	74/37.1	Lowell Shay
4.	Kerry Propper	9 Hawks Circle	Garage Trim Color change	74/37.1	Lowell Shay
5.	Kerry Propper	9 Hawks Circle	Shed Trim Color change	74/37.1	Lowell Shay
6.	Chris Frenhenhiff	4 Middle Tawpawshaw	Fenestration, deck & porch	53/50	Normand Residential
7.	OkayOkay Café LLC 08-6775	15 Washington St	Revs (Window Changes)	42.3.1/99	BPC
8.	Doble John R Trustee	19 Low beach Rd	Driveway, patio & gate	74/83	Miroslava Ahern
9.	55 Eel Pt Holdings LLC	55 Eel Point Rd.	Add ext stairs rev 04-6096	32/47	Botticelli + Pohl
10.	Brian & Lori Ryder	3.5 Mary Ann Dr.	Egress stair rev 03-5976	68/988	Brook Meerbergen
11.	Jean Allen	13 Hooper Farm Rd.	Alterations, roof replacement	55/224	Val Oliver
12.	Ole Lokensgard	3 Derrymore Rd	Shed rev 10-4975	41/134	Ole Lokensgard

VI. CONSENT WITH CONDITIONS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Robert Bowman	14 Starbuck rd	Main house roof solar array	60/114	Ack Smart
	• Due to lack of visibility				
2.	Robert Bowman	14 Starbuck rd	Shed roof solar array	60/114	Ack Smart
	• Due to lack of visibility				
3.	Richard & Janine Hoff	26 Quidnet Rd	Main house roof solar array	21/35	Ack Smart
	• Due to lack of visibility				
4.	Jeremy Trottier	4 Windsor Rd	Add spa	49/193	Nantucket Spa
	• Pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.				

VII. OLD BUSINESS 07/26/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	88 Pocomo Rd LLC 03-5885	88 Pocomo Rd	New dwelling	15/42	Emeritus LTD
	• Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: Thornewill, Dutra; Recused: None.				
2.	88 Pocomo Rd LLC 04-6092	88 Pocomo Rd	New guest house	15/42	Emeritus LTD
	• Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: Thornewill, Dutra; Recused: None.				
3.	88 Pocomo Rd LLC 05-6419	88 Pocomo rd.	Sport court	15/42	Ahern
	• Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: Thornewill, Dutra; Recused: None.				
4.	88 Pocomo Rd LLC 05-6420	88 Pocomo rd.	Pool & hardscape	15/42	Ahern
	• Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: Thornewill, Dutra; Recused: None.				
5.	Sandy Ack 04-6147	6 Sandy Dr.	New dwelling	29/76	NAG
	• Commissioners: Pohl, Camp, Coombs, Dutra, Thornewill; Alternates: None; Recused: Oliver, Welch.				
6.	Jennifer Doble-Check 06-6553	1 Stone Post Way	Garage/ apartment	74/82	Val Oliver
	• Commissioners: Pohl, Camp, Coombs, Welch, Thornewill; Alternates: None; Recused: Oliver.				
7.	India and Rose Tr 06-6484	28 India St	Fens Revs/ Patio Demo	42.3.4/108	Botticelli + Pohl
	• Commissioners: Camp, McLaughlin, Coombs, Oliver, Welch; Alternates: None; Recused: None.				

VIII. NEW BUSINESS 08/02/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Nantucket Land Bank 07-6718	19 Wauwinet Rd	Demolition of Storage Building	20/35	Normand Residential
2.	Nantucket Land Bank 07-6720	19 Wauwinet Rd	Move/ Demo Gazebo	20/35	Normand Residential
3.	Nantucket Land Bank 07-6719	19 Wauwinet Rd	Demo Pool, Remove Fencing	20/35	Normand Residential
4.	Caleb Cressman 07-6737	300 Polpis Rd	New barn	20/11	Thornewill Design
5.	US FED Aviation Admin 07-6741	Squam Rd	Demo shed	21/120.1	Kevin Grant
6.	Zero India St LLC 07-6713	1 Cambridge st.	Historic Determination	42.3.1/130.2	Emeritus LTD
7.	Brandon Casement 07-6722	6 New St	Dormer	55.4.1/34	Brandon Casement

July Meeting of the Nantucket Historical Commission: 2022

Commissioners Present: Angus Mcleod (Chair), Georgia Raysman (Vice-Chair), David Silver (Secretary) Mickey Rowland, Clement Durkes, Abby De Molina, and Tom Montgomery.

Alternate: Susan Handy

Staff: Holly Backus

Guests: Rita Carr and Mary Bergman, Hillary Hedges Rayport

Public Comment: N/A

1.) Election of Officers: Seats open for Chair, Vice Chair and Secretary.

Chair: Mickey nominated Angus for Chair and the motion was seconded by Tom. The commission voted unanimously for Angus. Angus accepted the nomination and will now serve as the newest Chairman of the NHC.

Vice Chair: Mickey nominated Georgia for the position of Vice Chair. David made a motion to nominate Georgia as Vice Chair with Tom seconding the motion. Commission voted all in favor of Georgia. She will now serve as the newest Vice Chair of the NHC.

Secretary: Tom made a motion to renominate David as Secretary. A vote was cast, and the commission voted all in favor of appointing David for another term as Secretary. David will continue to serve as the Secretary of the NHC.

2.) MHC Survey of Historical Resources – Review of Draft Survey Forms

Update from Holly: The Commission received two batches of draft Form Bs for the ongoing survey of the Fish Lots. NPT has issued comments and passed them along to Holly. Comments have been sent to Jenny from Mary Bergman and Rita Carr. We are about halfway through the surveys and should receive another batch in the coming weeks.

A discussion ensued regarding how best to offer comments in a productive format. The Commission agreed to gather thoughts and comments on the survey forms and will reconvene at the next meeting to offer comments and have a proper discussion. Now is the time to offer specific feedback and each Commissioner will take time between this meeting and the next to look over the two batches, including the next batch. Our consultant, PAL, has gone above and beyond with this information and will put Nantucket in a position to have in-depth surveys of some of its oldest structures. The Commission is thrilled that this project is finally taking shape.

As we started to discuss specific homes and provide feedback, the commissioners realized that particularly important discussions were taking place and our experts were offering exceptional feedback. Since our consultant is asking for concise feedback, it would be best to use the Commission's time to review the survey forms ahead of time and revisit each survey/offer our comments in a collaborative and comprehensive discussion. Holly Backus will provide paper copies of the draft survey

forms to the Commissions for review and mark-up. Holly will coordinate with our consultants to make sure that our timeline works with them.

3.) Status of the 2022/2023 Grant

Update from Holly: As of this week, Holly has been speaking with procurement and has added the additional information that they require for this grant application cycle. She has also been working on our proposal to finish the Fish Lot Survey. There are quite a few properties in the Fish Lots that were not surveyed during the first phase and the Commission debated how best to finish the Fish Lots and begin surveying the Brant Point neighborhood (Easton Street to Hulbert).

Surveying Brant Point will require several phases of surveying and could take years to complete. Since BP is a very at-risk area prone to development, we want to start this process as part of our ongoing survey since we have remaining funds to survey more structures. The Commission agreed to put together a subcommittee to devise a list of properties in Brant Point that we will survey with the remaining funds. We cannot add to this list once it is submitted, so compiling a robust list of properties is ideal.

Motion to have a small group compile a list of properties in Brant Point (on Easton and Hulbert) and the remainder of the fish lots that the Commission will prioritize. The group will consist of Mickey, Angus, and David.

Motion made by Tom

Second by David

All in favor via roll call

4.) Lighthouse Follow-up from June 17th

Brant Point Lighthouse

Hillary briefed the Commissioners on her general conversation with a Director from the Egan Maritime Institute as it pertains to preserving Brant Point Lighthouse. It was resolved that we would write a letter to the Town asking for assistance and to make preserving the lighthouse a priority. The commission appreciates Hillary's outreach and agrees that this is a priority. It is possible that decommissioning the lighthouse is the best path forward. The NHC will continue to explore all options available.

Great Point Lighthouse

Raising this topic has gotten traction with the press and even the Trustees of Coskata and Coatue, however, they no longer manage the property. The structure is not accessible to the public because it is not believed to be safe. The Trustees government advocate/coordinator was able to be successful in getting an earmark in a state funding bill, for a structural study. The amendment may or may not pass. A structural survey of the lighthouse will help understand in more detail what can be done to preserve the lighthouse and how much it will cost. A gentleman from International Chimney (who did the 2015

structural assessment) who will be doing a structural assessment on Sankaty will visit GP this Fall to look at the structure, at no charge. This is being coordinated between 'Sconset Trust and the Trustees of Reservations.

Process of nominating Great Point Light

The NHC can nominate the structure for the National Register, through the CLG program. The nomination is required to be supported by the Select Board. The MHC would also liaise with the Preservation officer at the Coast Guard. We would ask for an advisory opinion from the MHC and would have 30 days to get back to us. We would also need to put together a nomination report, which details the basis of significance. We estimate \$2,500 would be sufficient to prepare the report. If the Town does not agree to fund this, we will need to look elsewhere. Agree to present a letter to the Select Board communicating the objective, the process, and the funding request.

Next Steps

Hillary has done a lot of work on this already and will help the Commission write a letter and bring it to us at the next meeting. We will review and determine the best next steps at our next meeting. We have heard concerns regarding staff time pertaining to this project and want to assure the Town that we are working for the benefit of the community of Nantucketer's. The NHC emphasized the importance of collaboration within the Certified Local Government.

5.) LED Street Lights (outside Town Pool)

Update

There is a street light committee with the energy coordinator, Lauren Sinatra, and the DPW. They have asked for the Commission's comment on the town-owned lighting. We do not have any prepared comments for this meeting and will have comments after our August meeting. Asking that each commissioner look at the lighting example on their own time and save comments for the next meeting.

Path forward

Angus will invite Lauren to our next meeting, and we look forward to working with her. We may also have the vendor present the assorted styles and formats for downtown lighting fixtures.

6.) Statement of Need for Revolving Loan Fund

David, Georgia, and Abby have been meeting weekly to discuss path forward. They will present at the next meeting.

Motion to adjourn

All in favor via roll call

~ Meeting adjourned ~

Regarding: Instructions from the Attorney General about meeting locations.

The Attorney General provides the following guidance about open meeting law and meeting locations:

When all public body members participate in a meeting remotely or when a public body meets in person without providing the public physical access to the meeting location, the public body must then provide the public with adequate, alternative access to the meeting, which requires access to the proceedings in real time. However, a public body may hold in-person meetings, as long as access to the meeting includes the opportunity to be physically present, as well as to see and hear what is being discussed by the members of the public body. If a public body holds a meeting at a physical location that is open to the public, it is not also required to provide the public with alternative means of remote access. Similarly, if a public body provides the public with “adequate, alternative” means of remote access to the meeting, it is not required to physically open the meeting location to the public, even if the public body itself will be meeting in-person. Nonetheless, our office encourages public bodies to provide multiple means of access to their meetings whenever possible.

Meetings of public bodies must be open and accessible to all members of the public, including those with disabilities. For purposes of the Open Meeting Law, a public body may meet in any physical location as long as that location is accessible to all members of the public and notice has been properly posted.

The Attorney General’s office further clarified that any publicly accessible location that is not intimidating to people may be used for a meeting. For example; a common area in an apartment building or a restaurant. Meeting in someone’s living room is discouraged.

They also said that a town is able to designate an “authorized” location, but this is not addressed in addition to open meeting law.

Questions:

- Is the Town allowed to dictate where a Commission meets? What is the basis of this authorization?
- Why is the Town insisting the NHC’s in-person meetings be held at the Trailer?
- If these attributes/desires could be met at other locations, would the Town be satisfied with NHC meeting in person at another locations?

**Massachusetts Historic Rehabilitation Tax Credit
Letter Request Form
Repeat Applications**

This form is to expedite the information sharing process for projects seeking letters of support from the **Nantucket Historical Commission**, for application to the Massachusetts Historic Rehabilitation Tax Credits **for repeat applications**. This form helps us keep up to date with the project and track MHRTC data on Nantucket.

The Nantucket Historical Commission generally meets on the third Friday of every month. The meeting schedule is posted on the Nantucket Historical Commission Town of Nantucket website. **In order to place your project on our agenda for discussion, we must receive this completed form at least one week before a scheduled meeting. We require three business days after a meeting to generate your support letter.** Please plan accordingly, to ensure the support letter for your application is ready before the deadline (January 15th, April 30th, or August 31st). **Requests received too late to allow time for review and response may not be ready before the deadline.**

Please note all letters will be emailed to the requestor electronically and a hard copy will be mailed to the MHC.

Submit this form, your Part I and Part II application (if completed), and any applicable MHC comments you've received to Holly Backus, Preservation Planner, Town of Nantucket:
hbackus@nantucket-ma.gov

Questions? Please call Holly Backus at (508) 325-7587 x7026

1. Requestor Name, Phone, and Email:

Erin Doherty
Epsilon Associates, Inc.
(978) 461-6279
edoherty@epsilonassociates.com

2. Project Name: Grimes House

3. Project Street Address: 5 Surfside Road

4. Project Proponent (Developer): Frank Glaser, 5 Surfside Road LLC

5. What is the status of the Massachusetts Rehabilitation Tax Credit Application? (check all appropriate):

Part 2 approved by MHC Part 2 approved by NPS

Part 2 Amendments Submitted to MHC Part 2 Amendments Submitted to NPS

Part 2 Amendments Approved by MHC Part 2 Amendments Approved by NPS

Part 3 submitted to MHC Part 3 approved by MHC

Part 3 approved by NPS Other _____

6. Have you received a review and recommendation comment from the MHC?

(circle one) YES **NO**

If yes, please submit a copy of the comment(s).

7. Estimated Total Project Cost: \$4,825,497

8. Estimated Rehabilitation Cost: \$2,526,167

9. Total MAHRTC Requested/Eligible: \$505,233.40

10. Has the project received an award in a previous round?

Yes / **NO**

If yes, please list amounts and dates of award

11. Please summarize how the project has been revised since last request for letter of support from NHC (or indicate no change)

No changes.



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*

August 19, 2022

Ms. Brona Simon
State Historic Preservation Officer
Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, MA 02125

Re: Application for State Historic Rehabilitation Tax Credit for 5 Surfside Road, Nantucket.

Dear Ms. Simon:

The Nantucket Historical Commission met to review the Part I and Part II application for State Historic Rehabilitation Tax Credits for the structures at 5 Surfside Road.

The NHC appreciates the careful research and preparation of the MHC Form B and acknowledges the main building at 5 Surfside Road is a contributing structure to the Nantucket National Historic Landmark. The proposed plan will retain and repair contributing features of the historic structure, while expanding the living space in a way that preserves the historic integrity of the building. The addition to the rear ell is consistent with the tradition of additive massing common on Nantucket for centuries. The rehabilitated structure will retain scale, massing, and material that is a defining characteristic of Nantucket's simple wooden dwellings.

Regarding community benefit, please know that the Town of Nantucket, through an action at Annual Town Meeting, has convened a workgroup to evaluate the effects (positive and negative) of Short Term Rentals on the Nantucket community.

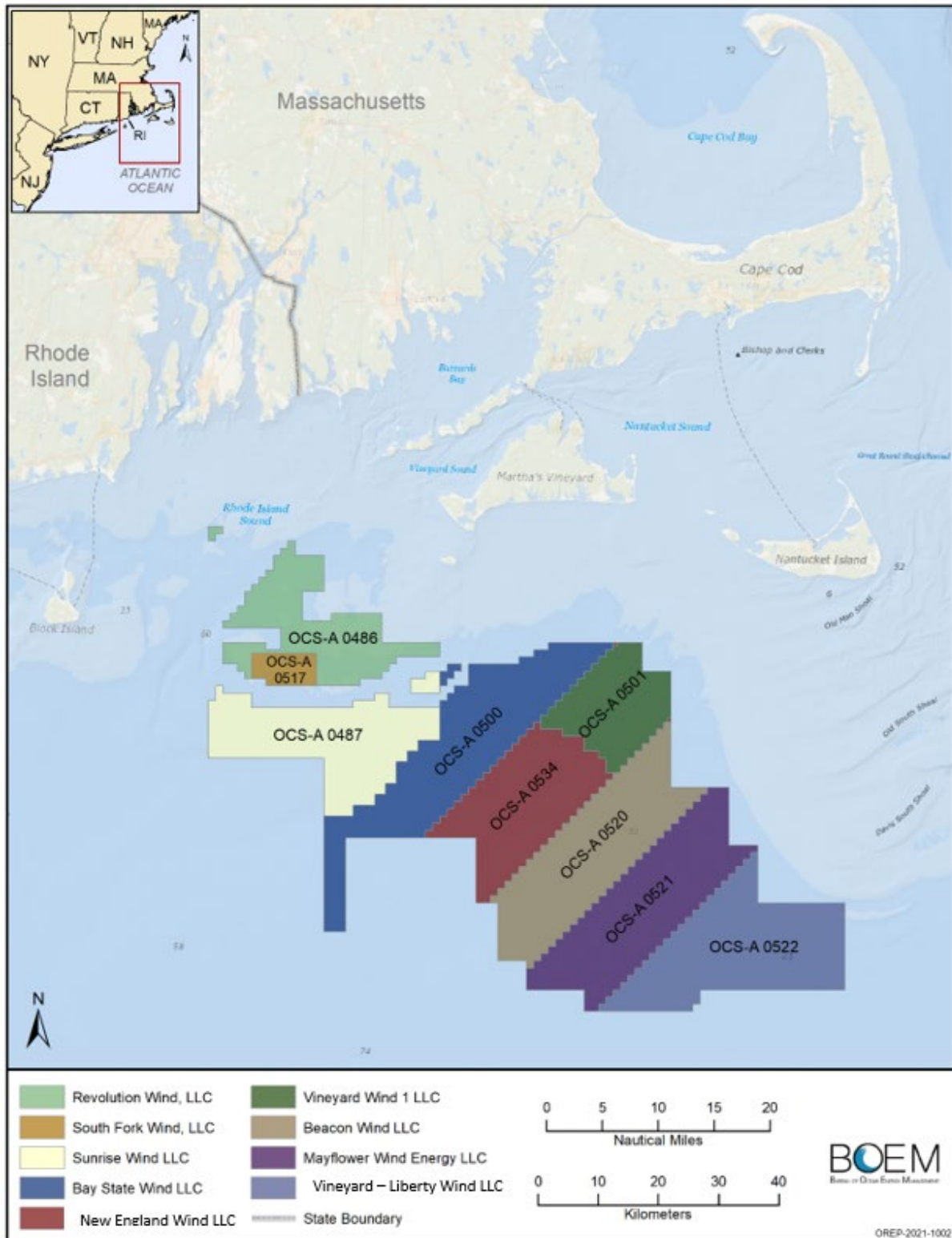
Thank you for the opportunity to comment on this application.

Sincerely,

Angus Macleod
Chair
Nantucket Historical Commission

cc:
Holly Backus, Nantucket Preservation Planner
Erin Doherty, Epsilon Associates
Elizabeth Sherva, MHC Architectural Review

Offshore Wind Work Group



Map: Massachusetts Offshore Wind Project Areas

Background

Clean energy goals and the preservation of Nantucket's unique historic character are not mutually exclusive. Indeed, the historic preservation movement has been a leader in finding creative ways to address climate change and sea level rise. Communities like Nantucket with significant inventories of historic properties connected to historic ocean viewsheds have legal rights under the National Environmental Policy Act and National Historic Preservation Act that too often get overlooked. Under these federal statutes, and related state laws, federal agencies have a duty to assess adverse effects on historic and cultural resources and find ways through consultation to avoid, minimize, or mitigate harm. Adverse effects of offshore wind farms include, but are not limited to visual impacts, lighting impacts, and harm to local economies that depend on the preservation and protection of historic ocean landscapes.

Communities and offshore wind developers can and should forge long-term partnerships. Establishing trust, engaging in consultation, and developing creative solutions make it possible to achieve clean energy goals while ensuring that Nantucket has ways to offset the development's harms to heritage tourism, property values, and historic context.

What We Do

Local governments and property owners have rights to be consulted on projects and policies that affect their interests, including impacts on their cultural and environmental resources. The Offshore Wind Work Group's mission is to represent the best interests of the island to wind developers seeking to build windfarms offshore Nantucket. Along with our legal counsel at [Cultural Heritage Partners, PLLC](#), our work group will assist Town leadership to:

- Evaluate local environmental, economic, and/or visual impacts
- Determine appropriate project mitigation measures to offset perceived and assessed impacts, including through the Section 106 review process
- Negotiate for tangible community benefits, such as through a Community Benefit Agreement, offshore wind mitigation trust fund, or other economic development arrangements, as are standard in the offshore wind industry for impacted communities

Members

- Denice Kronau, Finance Committee
- Matt Fee, Select Board
- Melissa Murphy, Select Board
- Diane Coombs, Historic District Commission
- Tom Montgomery, Nantucket Historical Commission
- Mary Bergman, Nantucket Preservation Trust
- Joanna Roche, Maria Mitchell Association
- Shantaw Bloise, Department of Culture & Tourism Director
- Maureen Phillips, (Madaket Residents Association), *at-large*
- David Worth, *at-large*

Consulting Members

- Pete Kaiser, Fisheries Representative for the County Commission of Nantucket

Staff Liaisons:

- Lauren Sinatra, Energy Coordinator
- Holly Backus, Preservation Planner

Federal Regulatory Framework

In reviewing permit applications for offshore wind projects, the Bureau of Ocean Energy management (BOEM) is required under federal law to consider the impacts to resources in the Project Area. The National Environmental Policy Act (NEPA) is designed to ensure that the public and decision-makers are provided with the information they need to make a considered decision about the best path forward. The statute is also designed to ensure that the agency has carefully and fully contemplated the environmental effects of its proposed action, requiring federal agencies to take a “hard look” at the environmental consequences of a proposed action. In addition to considering impacts on the natural environment, NEPA requires federal agencies to consider impacts on historic and cultural resources.

Section 106 of the National Historic Preservation Act (NHPA) requires BOEM to address impacts to historic properties. As part of the federal government’s policy of protecting the nation’s historic heritage and sense of orientation as an American people, Section 106

requires federal agencies to consider the effects on historic properties of projects they carry out, assist, fund, permit, license, or approve throughout the country.

If a federal or federally-assisted project has the potential to affect historic properties listed or determined eligible for listing in the National Register of Historic Places, a Section 106 review is required. During Section 106 review, once historic properties have been identified in coordination with the applicable State Historic Preservation Officer, the federal agency charged with permitting the proposed project must find ways to **avoid, minimize, or mitigate** adverse effects to those properties in consultation with parties who have a demonstrated interest in the undertaking. If a community like Nantucket has National Historic Landmarks—such as the Nantucket Historic District—that have a potential to experience adverse effects, Section 110(f) of the NHPA requires BOEM to use **all possible planning to minimize harm**, a heightened legal duty that BOEM often overlooks.

To learn more about NEPA and the NHPA, additional information is available [here](#) and [here](#).

Vineyard Wind Information

As a result of the Town's advocacy during BOEM's environmental review process, Nantucket and Vineyard Wind entered into a Good Neighbor Agreement in August 2020, in which Vineyard Wind's top executives committed to remove the first row of turbines, employ an Aircraft Lighting Detection System (ALDS) for the top of turbines to reduce nighttime lighting impacts, use a non-reflective paint color to minimize turbine visibility, and create a \$16 million Nantucket Offshore Wind Community Fund, which will be administered by the Community Foundation for Nantucket. The Fund, which is based on tested European models, will support local initiatives to combat the effects of climate change, enhance coastal resiliency, and protect, restore, and preserve Nantucket's cultural and historic resources. The first \$4 million has already been received. As Vineyard Wind's subsequent projects move forward, Vineyard Wind will provide additional funding to further support the Fund over the next 8-10 years, which will also accept contributions from other wind developers and philanthropists.

Cultural Heritage Partners continues to monitor for the Town several projects that will add to the cumulative impacts from offshore wind development on Nantucket, summaries of which are set forth below.

- [Revised Finding of Adverse Effect, June 20, 2019](#)
- [November 22, 2019: Letter to the Secretary of the Interior Re: Vineyard Wind Offshore Energy Project within Lease Area OCS-A 0501 \(PDF\)](#)
- [Town Letter to DOER re- MA Offshore Wind Solicitations, September 2019](#)
- [Town of Nantucket Comments on BOEM Finding of Adverse Effect for Vineyard Wind Offshore Energy Project, July 20, 2019](#)

- [BOEM Finding of Adverse Effect for Vineyard Wind Project](#)
- [Energy Coordinator Memo, February 2019](#)
- [Town Counsel Letter to BOEM, April 2019](#)
- [Town of Nantucket Letter to BOEM, April 2018](#)
- [Town of Nantucket Letter to BOEM, February 2019](#)
- [Town of Nantucket Letter to Dept. of Environmental Protection](#)
- [Vineyard Wind Response Letter to Town of Nantucket, May 3, 2019](#)
- <https://www.vineyardwind.com/press-releases/2020/9/8/vineyard-wind-and-nantucket-announce-community-partnership>

Mayflower Wind Information

Mayflower Wind is a joint venture wind farm between Shell Renewables and Ocean Winds developing 23 miles south of Nantucket. There will be up to 147 turbines standing up to 1,066 feet tall, with red flashing aviation lights on top and lower platform lights at the base for maritime navigation. Permitting has only just begun for Mayflower Wind, with a draft EIS not expected until January 2023. Because it is 20 miles off the coast of Nantucket, visual impacts are possible, and we will continue to monitor any permitting to ensure avoidance, minimization, and mitigation of adverse effects.

- [Mayflower Scoping Comments - December 1, 2021 \(PDF\)](#)

Bay State Wind

Bay State Wind is a joint venture between Orsted and Eversource, 25 miles off the coast of Massachusetts, and 14 miles from Martha's Vineyard. The development will have up to 110 wind turbines. No COP has been filed at this time, and so it is unclear how far off of Nantucket the development will be, or how tall the turbines may be. We will be monitoring the permitting of this project and will update with any information we receive.

New England Wind (formerly Vineyard Wind South)

The New England Wind project will be constructed in a lease area formerly known as Vineyard Wind South, which is located southwest of Vineyard Wind 1. New England Wind will be constructed in two phases. Phase 1, called Park City Wind, will be an 804-megawatt (MW) project and, if constructed, would be immediately southwest of Vineyard Wind 1. Phase 2, called Commonwealth Wind, will deliver 1,200 to 1,500 MWs of power and occupy the remainder of what is now known as the Southern Lease Area behind Vineyard Wind 1.

A phased development Construction and Operations Plan (COP) was submitted to BOEM on July 2, 2020, proposing the construction and installation, operations and maintenance, and conceptual decommissioning of the following offshore wind energy facilities:

- Up to 130 wind turbine positions
- 2 to 5 offshore substations
- Inter-array cables
- Up to 3 onshore substations
- Up to 5 transmission cables.

Consistent with its Good Neighbor Agreement, the Town supports the development of New England Wind and will continue to monitor its progress during federal and state permit reviews.

Vineyard Wind – Liberty Wind

Liberty Wind Offshore Project is a 1,300MW offshore wind power project. It is planned in in the Atlantic Ocean offshore Nantucket and is considered a New York project. The project is currently in an “announced stage.” In other words, no permitting application is currently pending. It will be developed in single phase. Post completion of the construction, the project is expected to get commissioned in 2027.

Liberty Wind is being developed by Vineyard Wind. The project is co-owned by Avangrid Renewables and Copenhagen Infrastructure Partners KS, with their respective ownership stake of 50% each. The project is expected to supply enough clean energy to power 700,000 households. As with other Vineyard Wind projects, the Town supports its development and will continue to monitor its progress during federal and state permitting reviews.

Beacon Wind

Beacon Wind, LLC is developing Lease Area OCS-A 0520, located offshore approximately 20 miles southwest Nantucket, Massachusetts. The Lease Area is anticipated to be developed in two phases. Together, BW 1 and BW 2 would produce over 2,000 megawatts of wind energy.

On September 24, 2021, BOEM approved the Site Assessment Plan for Beacon Wind. Beacon Wind has not yet submitted a Construction and Operations Plan (COP). We will continue to monitor the environmental permitting process once BOEM initiates review.

News Alerts

BOEM Standardizes Process for Environmental Reviews of Offshore Wind Construction and Operations Plans, available at <https://www.boem.gov/newsroom/notes-stakeholders/boem-standardizes-process-environmental-reviews-offshore-wind>

Vineyard Wind and Nantucket Announce Community Partnership, available at <https://www.vineyardwind.com/press-releases/2020/9/8/vineyard-wind-and-nantucket-announce-community-partnership>

Biden Administration Launches New Federal-State Offshore Wind Partnership to Grow American-Made Clean Energy, available at <https://www.whitehouse.gov/briefing-room/statements-releases/2022/06/23/fact-sheet-biden-administration-launches-new-federal-state-offshore-wind-partnership-to-grow-american-made-clean-energy/>

President Biden Takes Bold Executive Action to Spur Domestic Clean Energy Manufacturing, available at <https://www.whitehouse.gov/briefing-room/statements-releases/2022/06/06/fact-sheet-president-biden-takes-bold-executive-action-to-spur-domestic-clean-energy-manufacturing/>

Biden Administration Jumpstarts Offshore Wind Energy Projects to Create Jobs, available at <https://www.whitehouse.gov/briefing-room/statements-releases/2021/03/29/fact-sheet-biden-administration-jumpstarts-offshore-wind-energy-projects-to-create-jobs/>

Biden-Harris Administration Advances Offshore Wind Energy Leasing on Atlantic and Pacific Coasts, available at <https://www.doi.gov/pressreleases/biden-harris-administration-advances-offshore-wind-energy-leasing-atlantic-and-pacific>

Studies

Broekel, T., & Alfken, C. 2015. Gone with the Wind? The Impact of Wind Turbines on Tourism Demand. *Energy Policy*, 86, 506–519, available at <https://doi.org/10.1016/j.enpol.2015.08.005>

Parsons, G. Firestone, J. 2018. *Atlantic Offshore Wind Energy Development: Values and Implications for Recreation and Tourism*. Sterling (VA): US Department of the Interior, Bureau of Ocean Energy Management. OCS Study BOEM 2018-013. 52 p, available at <https://epis.boem.gov/final%20reports/5662.pdf>

Sullivan, R. G., Kirchler, L. B., Cothren, J., & Winters, S. L. 2013. Research articles: Offshore wind turbine visibility and visual impact threshold distances. *Environmental Practice*, 15(1), 33–49, available at <https://doi.org/10.1017/s1466046612000464>

Vissering, J., 2011. *A Visual Impact Assessment Process for Wind Energy Projects*, available at <https://www.cesa.org/resource-library/resource/a-visual-impact-assessment-process-for-wind-energy-projects/>

Warner, R., 2018. Cultural Resources Specialist, Bureau of Ocean Energy Management, Office of Renewable Energy (Atlantic), *An Overview of Visual Impact Analysis for Offshore Wind Energy*, available at <https://www.fs.fed.us/nrs/pubs/gtr/gtr-nrs-p-183papers/07-warner-VRS-gtr-p-183.pdf>

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Ph. 508-325-7585 x7026

Lover's Lane Discussion

The July 20th Select Board included a presentation and discussion about Lovers Lane. I recommend anyone who has the time watch the presentation. You can find it here:

<https://youtu.be/6LTYFKN40sQ?list=PL49sKqpy7VAi7sm-azQB3eF5BTburnCQv&t=1632>

The link should take you to the correct time at the meeting, but for reference it is 27.12.

See presentation included in the packet, from GPI.

Note Section 106 process.

Note travel lanes and roadway details.

Note comment from abutter: "could this be considered a "forest road?"

- What is a forest road? TBD.

Minutes of the Select Board discussion 7/20/22

See minutes below. Additional comment included:

X. TOWN MANAGER'S REPORT 1. Update on Lover's Lane Road Improvement Project. Ms. Gibson introduced John Osorio of Greenman Pedersen, Inc. (GPI) to provide a presentation on the project. Mr. Osorio reviewed the presentation contained in the Board's agenda materials. He noted that costs have increased since an estimate for the project was developed 5 years ago. He spoke on options to phase the project, which are limited. Some discussion followed on how to proceed. Ms. Mohr asked if the drainage structure could be constructed but not activated until a final roadway can be constructed. Mr. Osorio confirmed that could be done. Some discussion followed on a very large stagnant puddle on an adjacent private road, Davkim and how that could be alleviated. Mr. Osorio noted a potential option. Mr. Fee commented on the width of the proposed roadway and expressed concern that it will cause a "speedway" because the road is so straight. Mr. Fee noted a study he sent the Board a few months ago about the cost of government development. He said the issue is expensive roads lead to more problems. Ms. Mohr asked about cut-through access points to the Select Board Minutes of the Meeting of July 20, 2022 at 5:30 PM Page 4 of 6 side trail for area neighborhoods. Mr. Fee said if children will be crossing the road, with its current configuration, that could be dangerous. Ms. Murphy concurred and noted costs are not going down. She supported the idea of starting with the drainage and the side path and seeking the additional funds for construction. Ms. Holdgate agreed. She commented that it is unfortunate that some of the area neighborhoods do not have homeowners' associations. She said perhaps there could be raised crosswalks. Chair Bridges agreed and suggested speed tables. Sandy Schultz of 32 Lover's Lane spoke on the project. She said she loves living on a dirt road but now the drains in the immediate area have failed. She commented on flooding onto her property. She said Lover's Lane is causing water run-off onto Davkim Lane, as well as the addition of impervious surfaces in the area. She said a portion of Davkim Lane is impassable because of the large puddle. She said if Lover's Lane needs to be paved, so be it, if it will resolve the drainage problem. Mary Longacre asked if the project could be split into 2 parts, with paving one end first. Mr. Osorio said he could look into that. Mr. Fee supported that suggestion and

reiterated the need to address the safety of the road. Ms. Murphy agreed. Discussion continued as to the width of the road. Ms. Schultz suggested a narrower road. Rick Atherton suggested that the Board should consider that the planning process should allow for developers to address these types of issues, which have impacted the road. Ms. Schultz disagreed with Mr. Atherton as to development being the cause of the Lover's Lane road issues. She said it is more of a traffic issue. Discussion continued as to next steps: - Interim drainage improvements - Supplemental funding in FY 24 capital requests - Construction of a drainage system, that could be installed but not activated until the road is paved - Construction of a paved multi-use path - Examination of paving part of the road with available funds, at the north end of the road Some discussion followed. The Board agreed with the next steps as noted above.

Scope of Work

LOVERS LANE RECONSTRUCTION

Original Scope of Work

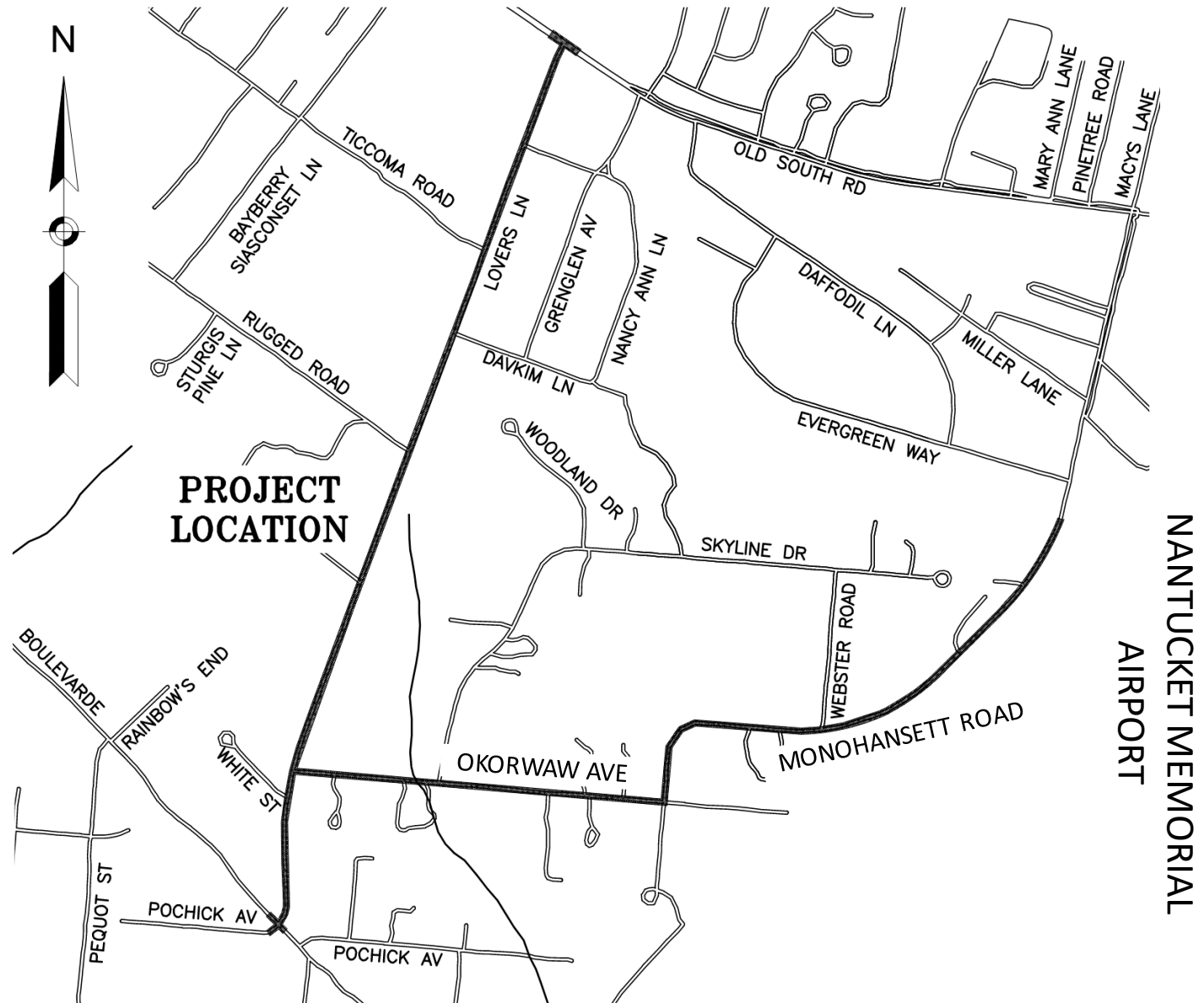
Lovers Lane, Okorwaw Ave, Monohansett Road

- Topographic Existing Ground Survey
- Conceptual Design
- Public Outreach

Current Scope of Work

Lovers Lane

- Final Design
- Permitting
- Construction Administration





Lovers Lane



Okorwaw Ave

Deficiencies

- Roadway Surface
- Roadway Width
- Pavement Striping/Signing
- Stormwater Management
- Lack of Trail Connectivity



Monohansett Road

EXISTING CONDITIONS

LOVERS LANE RECONSTRUCTION

STORMWATER MANAGEMENT



STORMWATER MANAGEMENT

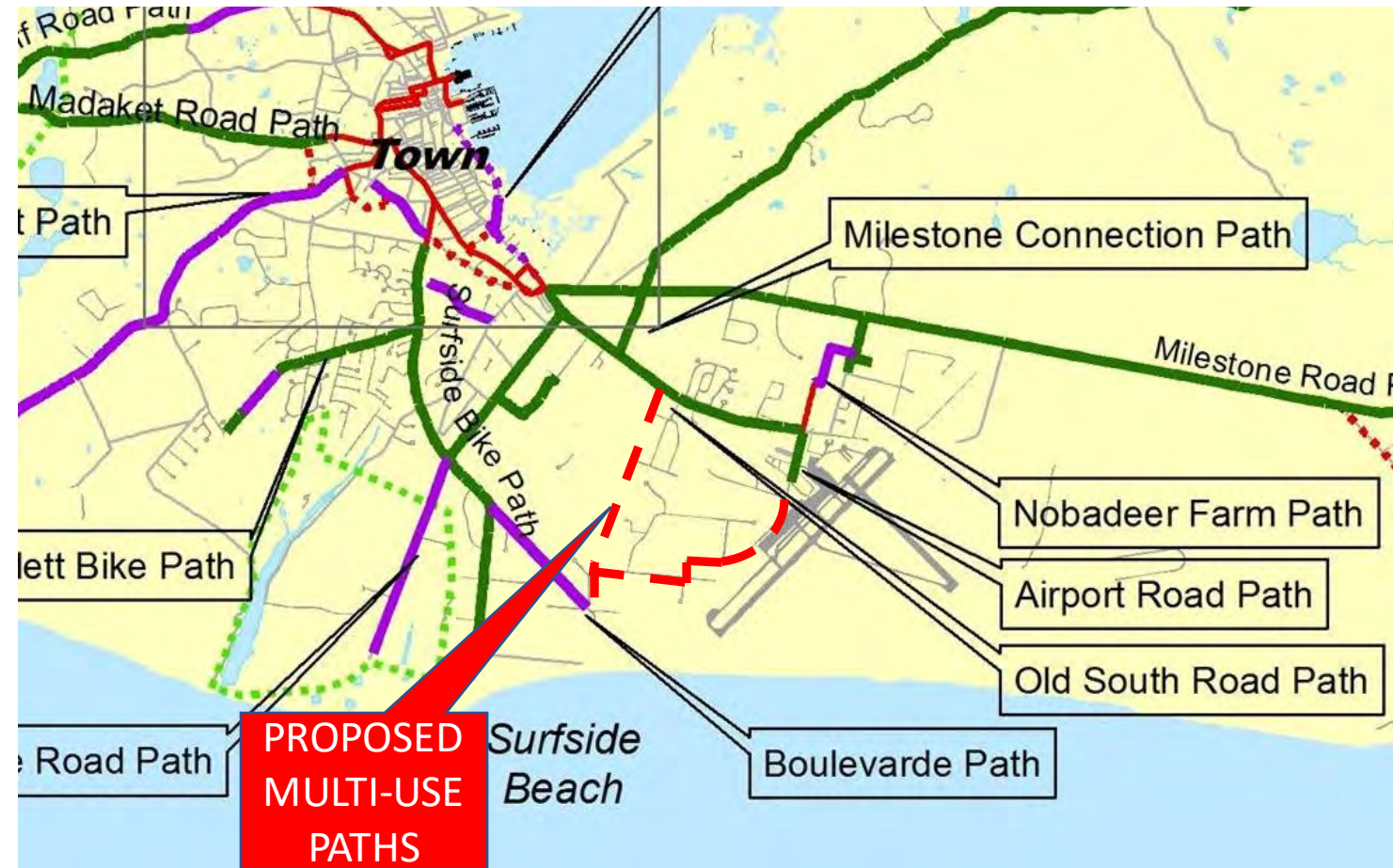
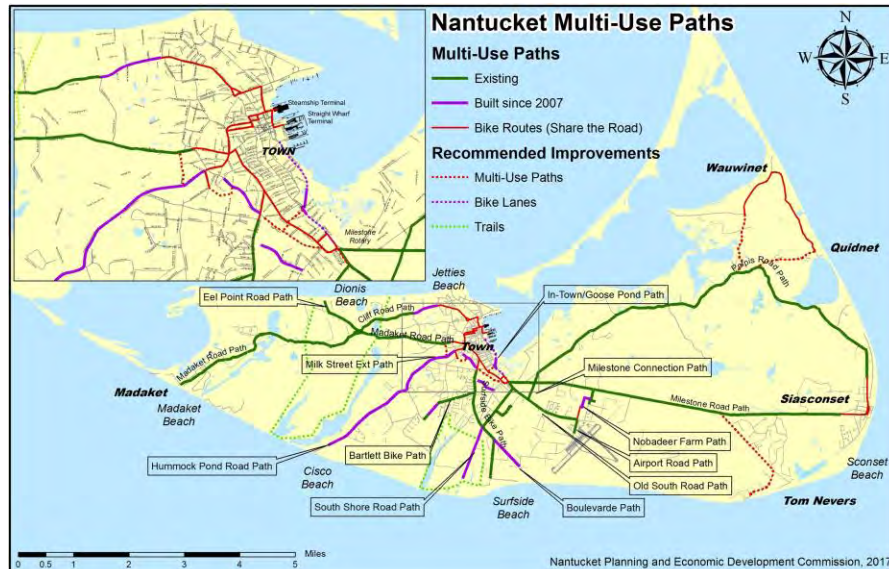


Temporary Stormwater Management Measures

EXISTING CONDITIONS

LOVERS LANE RECONSTRUCTION

LACK OF TRAIL CONNECTIVITY



Improved Roadway Surface

- **Full Depth Roadway Construction**
- **Hot Mix Asphalt Pavement**
- **Asphalt Berm**

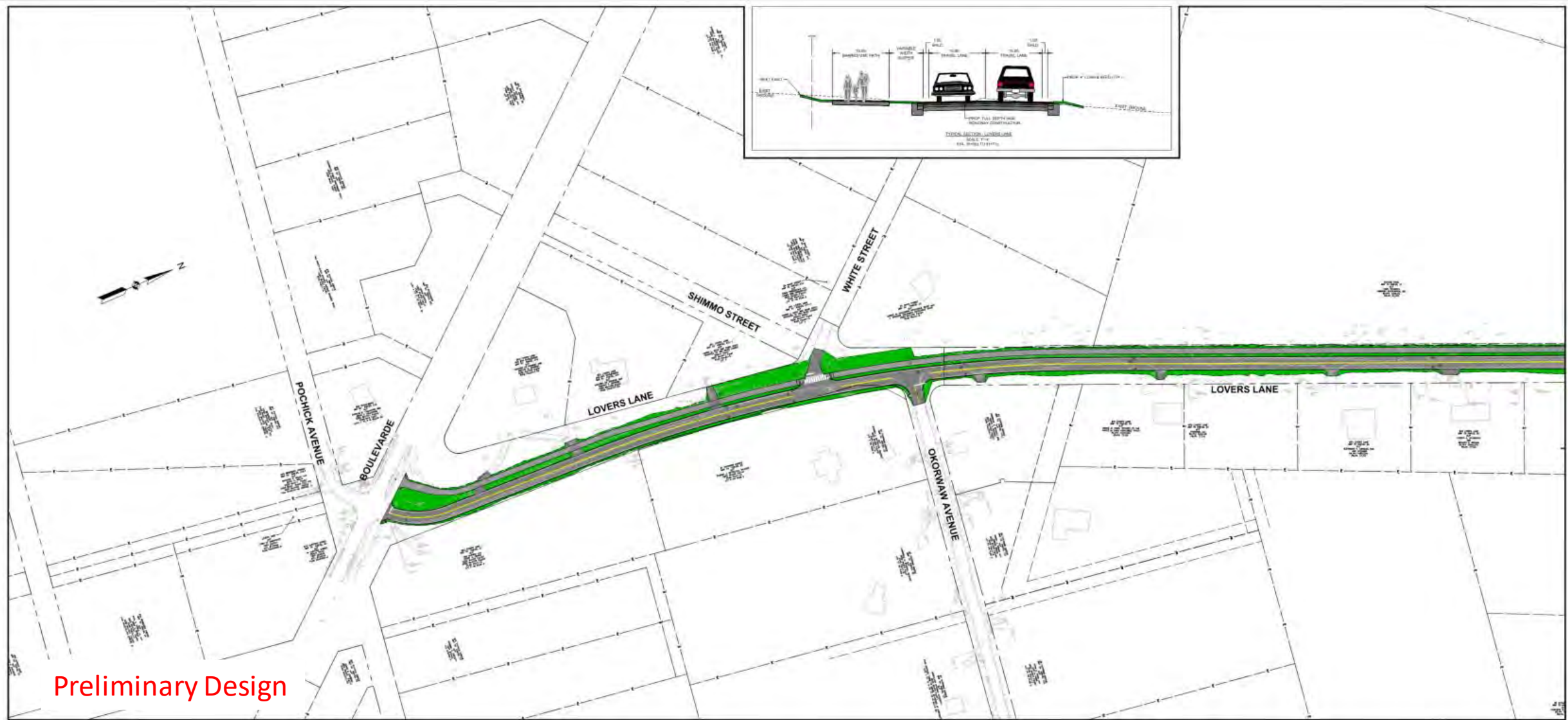
Stormwater Management Improvements

- **Closed Stormwater Drainage System**
- **Deep Sump Catch Basins**
- **Infiltration Chambers**

Improved Multi-Use Path Connectivity

PROJECT STATUS

LOVERS LANE RECONSTRUCTION



Preliminary Design

LOVERS LANE
NANTUCKET, MA

SCALE 1"=40'

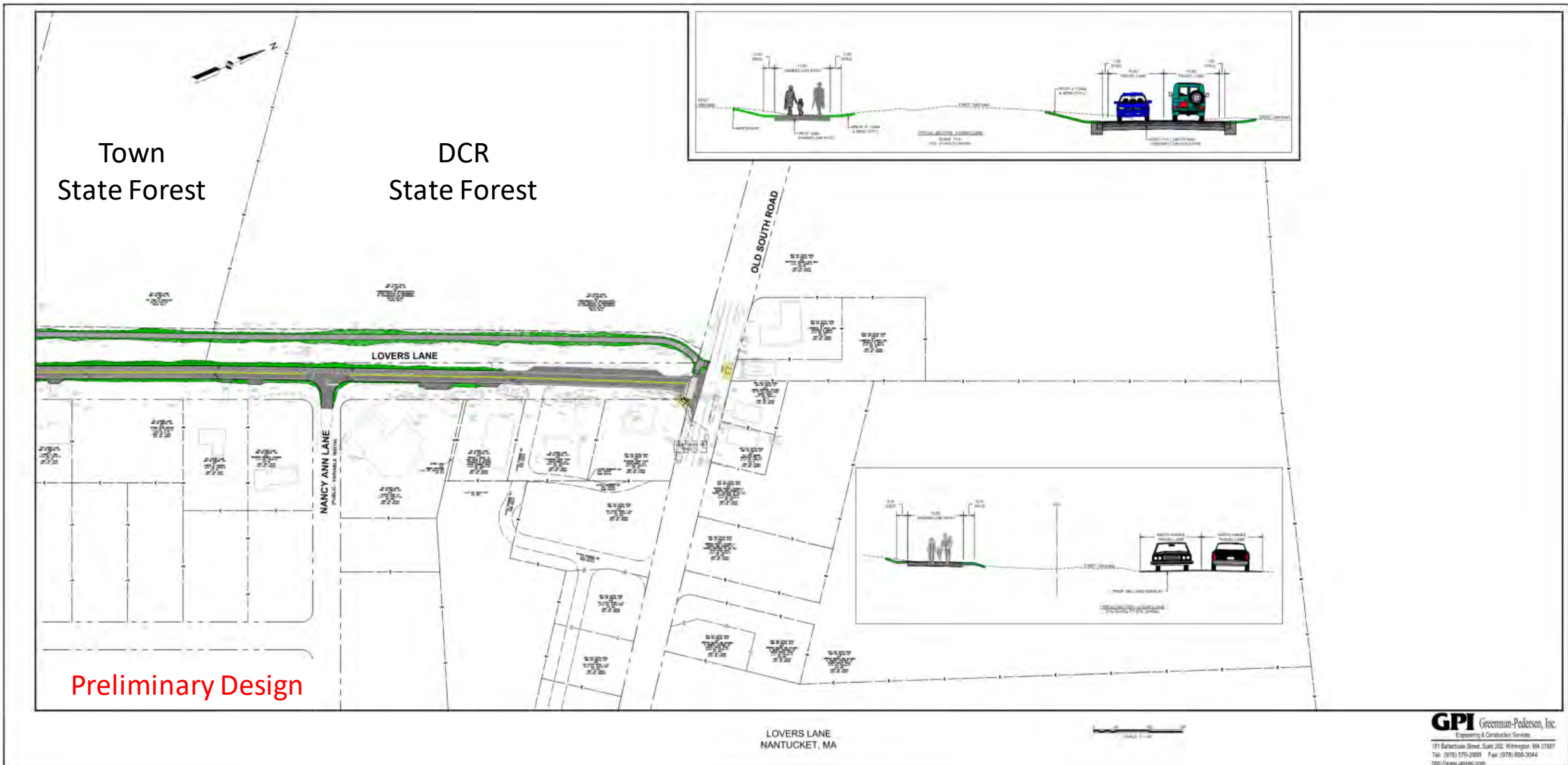
GPI Greenman-Pedersen, Inc.
Engineering & Construction Services
181 Ballardvale Street, Suite 202, Wilmington, MA 01897
Tel: (978) 570-2099 Fax: (978) 656-3044
<http://www.gpi.net>

LOVERS LANE RECONSTRUCTION



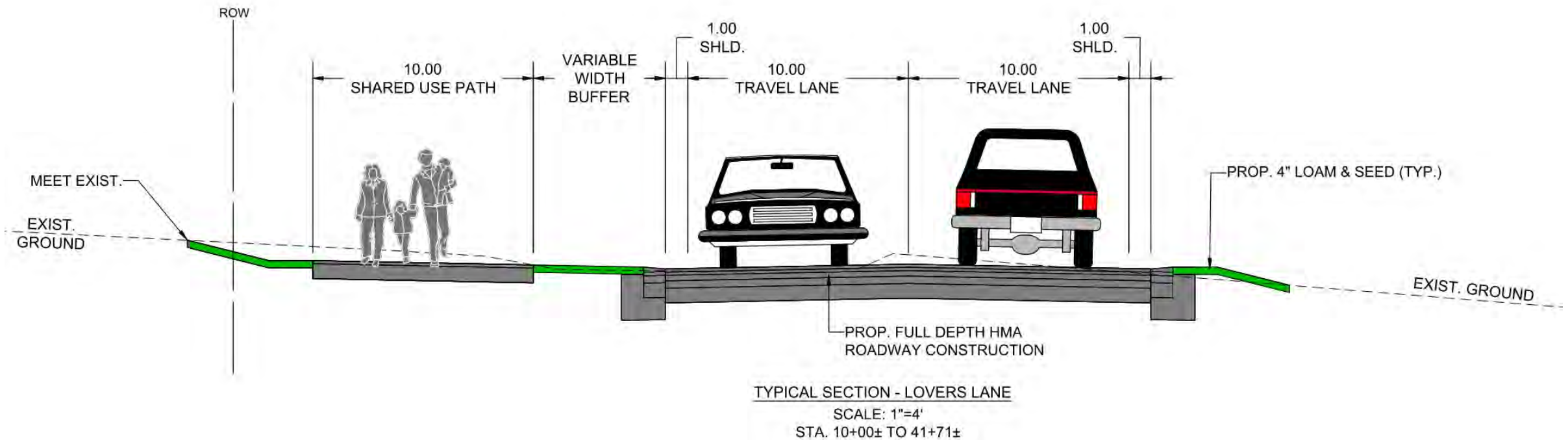
PROJECT STATUS

LOVERS LANE RECONSTRUCTION



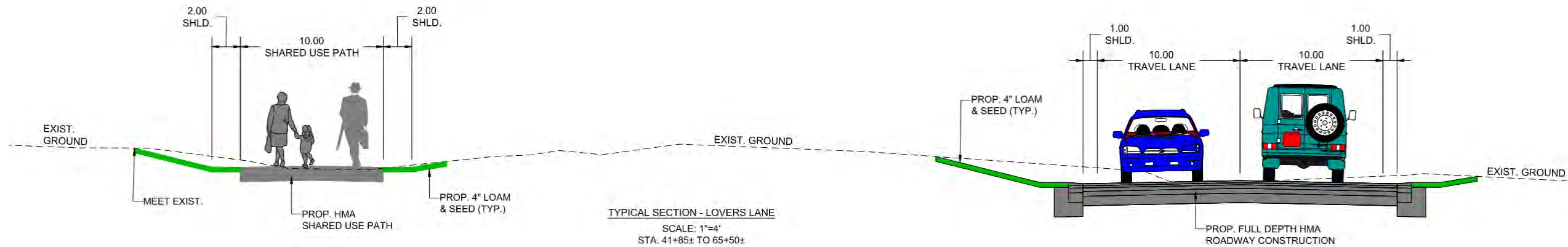
PROJECT STATUS

LOVERS LANE RECONSTRUCTION



PROJECT STATUS

LOVERS LANE RECONSTRUCTION





Lovers Lane - Before

PROJECT STATUS

LOVERS LANE RECONSTRUCTION



Lovers Lane - After

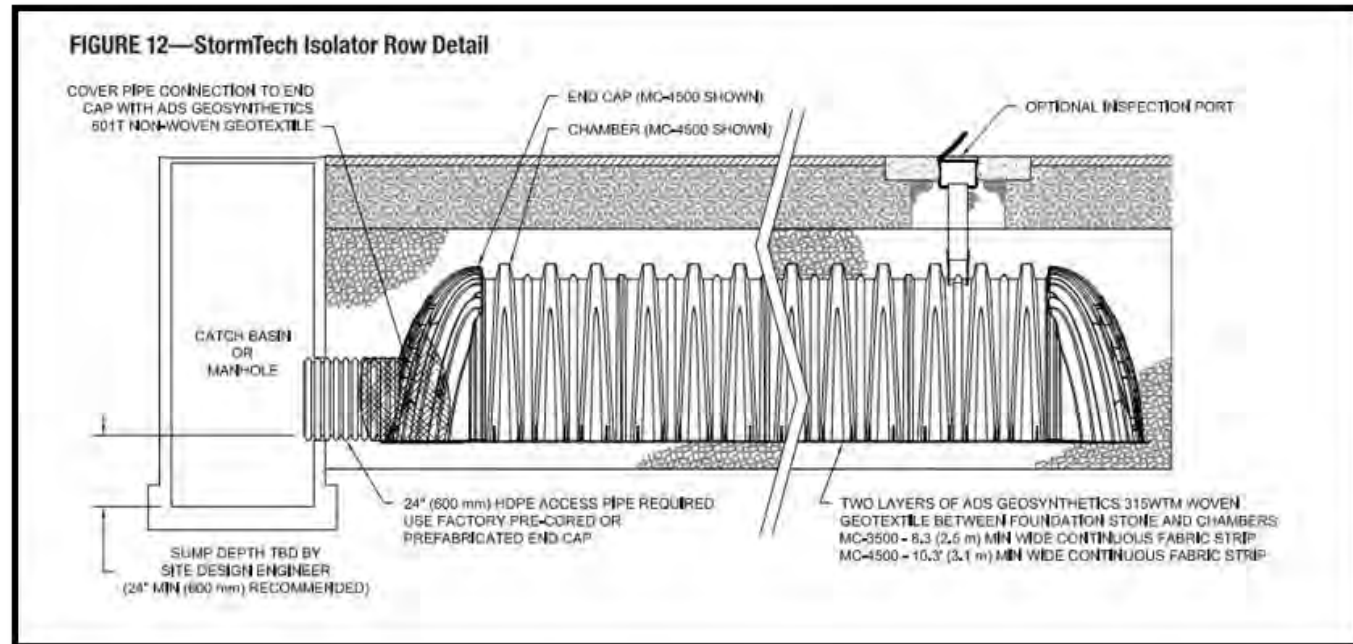
Conceptual Design of Okorwaw Ave



This aerial map illustrates the proposed alignment for the Monohansett Road project. The road is shown as a green line with yellow and orange markings, winding through the landscape. Key features include:

- Monohansett Road:** The main project road, running from the top left towards the bottom right.
- Webster Road:** A road intersecting Monohansett Road in the middle of the map.
- Evergreen Way:** A road intersecting Monohansett Road towards the right side.
- Airport Road:** A road intersecting Monohansett Road near the bottom right.
- Okorwaw Avenue:** A road intersecting Monohansett Road at the top left.
- Drainage Treatment Areas:** Several areas are marked with blue lines and labels, indicating planned stormwater management features.
- San Diego International Airport:** Visible in the bottom right corner, with several aircraft on the tarmac.
- Property Lines:** Dashed lines across the map indicate individual land parcels.
- Topography:** The map shows a mix of developed areas with buildings and parking lots, and undeveloped land with trees and vegetation.

Drainage — Infiltration Chamber System



Drainage — Infiltration Chamber System



Drainage — Infiltration Chamber System



Utilities

- Verizon
- National Grid
- Comcast

Utility Relocation Estimates

<i>Utility</i>	<i>Total</i>	<i>Notes</i>
Verizon	?	Awaiting Response
National Grid	?	Awaiting Response
Comcast	\$ 90,510.00	\$48,860 if trench shared work with Ngrid



Permitting

- **DCR Construction Access Permit**
 - **Requires a Maintenance Agreement between the Town and DCR**
- **MESA — Massachusetts Endangered Species Act**
- **MHC — Massachusetts Historical Commission**

Right of Way Impacts

- **Temporary Easements for Construction — 3**
- **Permanent Easements — 5**
- **DCR Construction Access Permit**

Construction Cost Estimates

Okorwaw Ave	
Conceptual Estimate	\$2,350,000.00 - \$2,875,000.00

Monohansett Road	
Conceptual Estimate	\$4,000,000.00 - \$4,830,000.00

Lovers Lane	
Preliminary Design Estimate	\$6,000,000.00 - \$6,500,000.00
Utilities	\$140,000.00 - \$280,000.00
Design Contingency	\$600,000.00 - \$1,300,000.00
	\$6,740,000.00 - \$8,080,000.00

Escalation Factor 2018 - 2022

Escalation Factor 2018 - 2022														
Item			Annual Cost					Annual Growth Factor						
No.	Name	Unit	2018	2019	2020	2021	2022	2018 Growth Factor	2019 Growth Factor	2020 Growth Factor	2021 Growth Factor	2022 Growth Factor	Average Growth Factor	Total Growth Factor (5yrs)
120	Earth Excavation	CY	\$30.00	\$35.00	\$35.00	\$40.00	\$42.50	2%	17%	0%	14%	6%	8%	42%
120.1	Unclassified Excavation	CY	\$32.00	\$35.47	\$42.00	\$49.00	\$90.00	0%	11%	18%	17%	84%	26%	181%
151	Gravel Borrow	CY	\$45.00	\$45.00	\$46.00	\$50.00	\$56.00	16%	0%	2%	9%	12%	8%	24%
156	Crushed Stone	TON	\$45.00	\$50.00	\$50.00	\$52.00	\$54.00	13%	11%	0%	4%	4%	6%	20%
201	Catch Basin	EA	\$3,500.00	\$3,900.00	\$4,250.00	\$4,500.00	\$4,950.00	0%	11%	9%	6%	10%	7%	41%
202	Manhole	EA	\$3,800.00	\$4,200.00	\$4,750.00	\$5,000.00	\$5,900.00	3%	11%	13%	5%	18%	10%	55%
221	Frame and Cover	EA	\$800.00	\$875.00	\$900.00	\$925.00	\$1,000.00	5%	9%	3%	3%	8%	6%	25%
222.1	Frame and Grate - MassDot Cascade Type	EA	\$876.00	\$950.00	\$987.50	\$1,000.00	\$1,165.00	3%	8%	4%	1%	17%	7%	33%
241.12	12 Inch Reinforced Concrete Pipe Class III	FT	\$85.00	\$100.00	\$100.00	\$100.00	\$117.50	13%	18%	0%	0%	18%	10%	38%
302.12	12 Inch Ductile Iron Water Pipe (Rubber Gasket)	FT	\$100.00	\$120.00	\$166.00	\$175.00	\$210.00	0%	20%	38%	5%	20%	17%	110%
376	Hydrant	EA	\$4,778.00	\$5,600.00	\$5,600.00	\$5,600.00	\$6,500.00	19%	17%	0%	0%	16%	11%	36%
450.231	Superpave Surface Course - 12.5 Polymer (SSC - 12.5)	TON	\$100.00	\$115.00	\$115.00	\$130.00	\$135.00	0%	15%	0%	13%	4%	6%	35%
450.31	Superpave Intermediate Course - 19.0 (SIC - 19.0)	TON	\$100.00	\$128.00	\$129.00	\$130.00	\$130.00	0%	28%	1%	1%	0%	6%	30%
506	Granite Curb Type VB - Straight	FT	\$40.00	\$40.00	\$45.00	\$47.00	\$53.00	5%	0%	13%	4%	13%	7%	33%
620.13	Guardrail, TL-3 (Single Faced)	FT	\$34.00	\$34.00	\$39.00	\$39.00	\$40.50	N/A	0%	15%	0%	4%	5%	19%
701	Cement Concrete Sidewalk	SY	\$65.00	\$65.00	\$70.00	\$75.00	\$78.00	8%	0%	8%	7%	4%	5%	20%
751	Loam for Roadsides	CY	\$55.00	\$55.00	\$60.00	\$60.00	\$72.00	10%	0%	9%	0%	20%	8%	31%
910	Steel Reinforcement for Structures	LB	\$4.00	\$4.00	\$4.60	\$9.50	\$5.50	0%	0%	15%	107%	-42%	16%	38%
983.1	Riprap	TON	\$62.50	\$80.00	\$80.00	\$100.00	\$125.00	0%	28%	0%	25%	25%	16%	100%

Red = Decrease

Green = Increase

Overall Growth Factor 2018 - 2022

Average Growth Factor per year	Total Growth Factor (5yrs)
8%	42%
26%	181%
8%	24%
6%	20%
7%	41%
10%	55%
6%	25%
7%	33%
10%	38%
17%	110%
11%	36%
6%	35%
6%	30%
7%	33%
5%	19%
5%	20%
8%	31%
16%	38%
16%	100%

MassDOT Itemized Average Growth Factor (5 yrs)

30% - 40%

A phased approach to the construction of Lovers Lane.

Three phases of construction could be advertised as individual projects.

- **DCR Trail**
- **Stormwater Infiltration System**
- **Roadway Reconstruction**

Lovers Lane Construction Phasing	
Construction of DCR Trail	\$500,000 - \$600,000
Installation of Three Stormwater Infiltration Systems	\$1,250,000 - \$1,500,000
Roadway Reconstruction, Multi-Use Path, Storm Drain Structures & Pipes, Utility Relocation	\$5,000,000 - \$6,000,000

Lovers Lane Preliminary Design

- **Submitted November 2021**
- **Awaiting Comments and Direction**

DCR Permitting

- **Awaiting approved Maintenance Agreement**
- **Finalize Access Permit Process**

Environmental Permitting

- **Finalize submission to MESA and MHC**