



MEETING POSTING

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

All meeting **notices and agenda** must be filed and time stamped with the Town Clerk's Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays)

Committee/Board/s | Nantucket Historical Commission

Day, Date, and Time | Friday, June 16, 2023 10:00 AM – 12:00 PM

Location / Address | HYBRID MEETING REMOTE PARTICIPATION AND IN PERSON at 131 Pleasant Street, Nantucket

Signature of Authorized Person | Angus MacLeod (Chair)

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

Join Zoom Meeting

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

Meeting ID: 943 3235 8504

Passcode: 770019

One tap mobile

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AGENDA

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

- Public Comment
- Approval of minutes of the May 19th 2023 NHC meeting
- Approval of minutes of the Nov. 2021 CLG meeting
- Outcomes / follow up from CLG meeting
 - Schedule separate focused NHC discussion of MOU with HDC (Review and comment on 2021 draft)
 - Scheduling a focus group/training session with Jen Doherty on policies and practices of demolition/partial demolition
 - Any other follow ups?
- Ongoing Program of Surveying Historic Resources (Holly Backus)
 - Brant Point PAL Batch 1
- Other staff updates
 - Update on June 7th NARAB Presentation
 - Update on Mass DEP deconstruction workgroup

- Update on SFM 3 sidewalk replacement
 - Center street sidewalks/curbing - opportunity for questions
- Steamship Authority Transfer Bridge Replacement
 - Section 106 review
- CPC grant opportunity (for September)
 - Possible target projects for grant application
 - Main Street Sidewalk Rehabilitation Plan
 - Winter Street cobblestone restoration
 - Seed funding revolving loan fund for preservation maintenance program
 - Other targets?
- Discussion topic: Historic Determinations and Preferably Preserved Buildings
 - NHC's advocacy to HDC regarding historic structures
- Review of Goals and Objective chart
 - New suggested topics?

Nantucket Historical Commission

May 19, 2023 Meeting
131 Pleasant Street, Nantucket

Attendees:

Angus MacLeod
Abby De Molina
Clement Durkes
Mickey Rowland
Holly Backus
Tom Montgomery – online
Hillary Rayport – online
Rita Carr – online
Mary Bergman – online

Agenda

- Public Comment - none
- Outcomes from May 6 ATM: Articles of preservation concern
 - 36: HDC Administrator
 - *The independent review will be later in the year – probably fall. Holly mentioned that her thoughts were clear at town meeting.*
 - *Consultants will be in person in the fall.*
 - *Mickey mentioned he wants to speak to them.*
 - 62: 41-81L division of land
 - *Question about the data – will need this. Some members are familiar with specific instances.*
 - *A member of the NHC is also an alternate member of the Planning Board – could help with collaboration with the Planning Board?*
 - *Has become a strategy and advertised by RE.*
 - *could fit in with our educational goals.*
 - *Numbers are low but impact is high. If it happens in just one case it can be detrimental to the neighborhood. Main Street in Town and Main Street in Sconset.*
 - 83: Add NHC to NP&EDC
 - 102: 31 East Street
 - *Thanks to Tom Montgomery for speaking up*
 - *The images and press release did show the park*
 - *No acknowledgement of the building.*
 - *Article 76 was not originally included but the lighting bylaw was a win for the island*
- NHC Goals and Objectives – updates
 - *NHC Education goal – discussion on NPS Grants*
 - *Move up NPS Grants under Grants section and Abby will send slides after meeting.*

- *CPC Grants – sewer force main project. Winter Street return to cobble – will be part of this year's submission to CPC.*
 - *Ms. Rayport raised past grant related to Main Street sidewalks – was not funded but is important*
 - *She remembered cost at \$72K but will look up*
 - *Used parametric digital design to address the accessibility concern.*
 - *Two components – build on sidewalk pavement study and take knowledge to apply it to future projects and digitally scan the terrain and materials to create a parametric model. Questions if scanning is practical and/or necessary.*
 - *CPC funding cannot be used for municipal projects.*
 - *Mickey said (as Chair of COMDIS) that he met with Brenda and Libby and said she is in favor of improving.*
 - *Town administration should be supportive.*
 - *How to move forward?*
 - *Holly briefed NHC on CPC project for NPT and PIN – historic pavement. A catalyst?*
 - *Discussion of best way is to move this forward.*
 - *Discussion of Winter Street being returned to cobbles, using NHC developed standards for cobblestone pavement. Discussion of standards.*
 - *Next step – would be to move the grant forward. Cannot use funds for municipal infrastructure but ok to use for design.*
 - *Can we add this to grants section as a new goal?*
 - *NPT and PIN will present in July and we can see what they did – was CPC funded so it can help move it forward.*
 - *Collect info from past efforts. New Bedford a source of info as well.*
- *Egan maritime goal*
 - *Will apply for funds from NOAA – coastal resiliency and mapping shipwrecks on the coast – asked Holly to write a letter of recommendation. She should hear back in June.*
 - *Carlisle wants to have an educational component.*
 - *Federal consultation we are not privy to – would be for the island and other places in the commonwealth.*
 - *Florida, Virginia, 2 more in MA*
- *NAREB workshop goal*
 - *Lara H is open to having us talk about preservation on June 7th*
 - *Holly has previous PPT – we can update.*
 - *Realtors are the first point of contact – ex. Of 41-81L should not be advertised.*
 - *Wants to talk about ongoing survey work – assume everything is contributing.*
 - *Building with Sconset in mind.*

- *Just because zoning allows it does not mean people should do it.*
 - *Commission can do more to get the word out.*
 - *Importance of survey work on establishing neighborhoods and standards.*
 - *Props to NPT who provide information on structures being significant.*
 - *Can NHC encourage adding language referencing the historic district into RE contracts – was suggested at NAREB training last year. Holly to inquire/research*
 - *Engagement – include July 21st for PIN/NPT presentation.*
- *Status of minute taking/posting*
 - *Abby volunteered to be minute taker in David's absence*
 - *Question of whether transcripts are available*
- *Ongoing Program of Surveying Historic Resources (Holly Backus)*
 - *FY 2022 Phase III Submittal Schedule (PAL)*
 - *Finished fish lots and went over to Brant Point*
 - *There was a meeting with MHC – received their comments*
 - *42 Brant Point and 98 fish lots*
 - *BP1 – 19 forms due May 26*
 - *BP2 – 20 forms due June 16*
 - *FL1 – 32 forms due July 7*
 - *FL2 – 32 forms due July 28*
 - *FL3 – 32 forms due August 18*
 - *Discussion of importance of local knowledge from NHC and volunteers working with PAL.*
 - *Question of timeline to review the forms once ready*
 - *Discussion of status of Sconset Trust forms*
- *Adjustments to NHC website (integrate with Preservation Planning Page)*
 - *Request that Historic Survey Plan report be added to NHC page.*
 - *Holly will speak with Florencia about it*
- *Joint meeting of NHC and HDC June 1 at 1pm – discussion of agenda*
 - *Practices and Policies around Demolition/Partial Demolition*
 - *Historic Information on structures evaluated for demolition*
 - *NHC contribution to HDC review / NAPC*
 - *Other topics of mutual interest*
 - *Holly has a draft agenda*
 - *Reminder of the benefits of the CLG including grant funding*
 - *Presentation on survey work – needs to be highlighted for HDC and they need to be educated on it and why being a CLG is important*
 - *Mary Bergman invited to facilitate discussion on demolitions/study and give an update → would like to have a separate meeting to discuss*
 - *Angus would like more details*
 - *Make sure they are aware of the tools they have*
 - *Jenn Doherty from MHC available to give a presentation on demolition review – discuss with HDC.*

- *Discussion of pending review of HDC activities – will be done by NAPC. Will start in fall 2023.*
- *Building with Nantucket in Mind – how can NHC assist in educating the public – funding exists and has been procured from CPC*
 - *To discuss with HDC.*
 - *Holly could source consultant*
- *Status of MOU between NHC and HDC. Is it still necessary? To discuss with NHC*
- *Ray and Angus will co-chair; will be Zoom only*
- *Wind Farm lobbyist contact is Andrew Garbarino (R-Long Island)*

Motion to adjourn 12:11PM



**HISTORIC DISTRICT COMMISSION (HDC)
NANTUCKET HISTORICAL COMMISSION (NHC)
JOINT MEETING
CERTIFIED LOCAL GOVERNMENT (CGL)**

~~ MINUTES ~~

Friday, November 12, 2021

*This meeting was held via remote participation using ZOOM and YouTube,
Pursuant to Governor Baker's March 12, 2020 Order Regarding Open Meeting Law*

HDC called to order at 1:00 p.m. and announcements by Mr. Pohl

NHC called to order at 1:04 pm by Ms. Rayport

Staff in attendance: Holly Backus, CLG Coordinator; Kadeem McCarthy, Interim HDC Compliance Coordinator; Esmeralda Martinez, HDC Administrative Specialist
HDC attendance: Chair Ray Pohl, Diane Coombs, Vallorie Oliver; Alternates: Stephen Welch, Carrie Thornewill
Absent Members: Vice Chair Abigail Camp, John McLaughlin, Jessie Dutra
Early Departure: Ray Pohl, 2:30 pm
NHC attendance: Chair Hillary Rayport, Clement Durkes, Georgia Raysman, David Silver, Milton Rowland, Angus MacLeod, Thomas Montgomery; Alternates: Ben Normand
Absent Members: Susan Handy, Barbara White
Guests: Ken Beaugrand, Real Estate Specialist

Agenda adopted by unanimous consent.

Motion **Motion to Approve. (Coombs)**

Roll-call Vote Carried 5-0//Oliver, Thornewill, Welch, Coombs, and Pohl-aye

I. PUBLIC COMMENT

None

II. TOPICS OF DISCUSSION

Topic

Moderator(s)

1. Review of Mutual Roles and Required Responsibilities
a. Required CLG Responsibilities
b. Required Coordinator Responsibilities

Holly Backus

Comments

Backus – Welcomed everyone to the first CLG meeting. TON is now eligible to apply for Federal grants; on March 12, 2021, Nantucket was awarded a Federal grant to work on the historic structures surveys. Reviewed CLG requirements and enabling legislation. It's important to go over rules and responsibilities as a CLG. The HDC will continue to be responsible for enforcement of local preservation as they have been since 1955 under the Special Act. NHC will continue to manage the National Register and the Community Wide Survey. Together NHC and HDC are Certified Local Government. It is a joint responsibility for preservation under the Nantucket Special Act and the Massachusetts General Law. The survey of Historic Structures will be completed according to MHC standards and will be accessible to the public. Consultants will be on Island November 14-16 and will probably want to meet with commissioners. The State Preservation Officer may delegate further responsibility to the CLG at their discretion.

Rayport – There is no concept of what is and isn't contributing and we have a Nation Park Service National Registry listing; we don't always agree with their list. Asked if as a CLG we have the power to nominate inclusion of individually significant/contributing structures onto the National Registry. Regarding the National Register of Historic Places and the list of contributing structures the determination about that list is ultimately made by the Park Service. But as a CLG we have the ability to make recommendations to the Park Service.

Backus – Agrees that while most CLGs are not full National Historic Landmarks (NHL); the HDC has always been the governing body in deciding what is contributing for the local district. There is going to be some aspect of the survey work that will benefit the NHL data.

Pohl – When MACRIS were done in the 1970s the designations were done locally. That what's the HDC uses for a reference.

Rayport – There is a need to discuss the structures on the registry.

Backus – Her responsibility as the coordinator requires her to submit a report annually in the fall which includes all minute from every HDC and NHC.

2. Opening Statement of the NHC

Hillary Rayport

Proposed HDC Minutes for November 12, 2021

Comments
(00:29:11)

Rayport – ~~Read opening statements for intent and goals of these joint meetings. Nantucket is a living evolving historic community and these two commissions together are responsible for its preservation. We have distinct but overlapping responsibilities. Our hope for this meeting is that both of our commissions leave with a clear understanding of what we each do, the areas of shared work and overlap, and identify some goals that we might work towards together.~~ Invited NHC members to add their own comments.

Durkes – NHC feels a responsibility to help the HDC in any way possible. Getting the surveys done will be a huge success.

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PROPOSED

Proposed HDC Minutes for November 12, 2021

3. Opening Statement of the HDC

Stephen Welch

Comments

(00:34:22)

Welch – It's wonderful to be participating in this historic moment with two historic oriented commissions. We look forward to accomplishing mutual responsibility and establishing related goals. The two areas of responsibility that remain open: 1) maintain system for the inventory and survey of local historic resources and look into further development of the survey and operability between the federal and state systems and 2) the idea of a memorandum of understanding (MOU) was part of the HDC's vote for joint involvements.

Thornewill – It will be exciting to have the surveys updates. Asked when that might happen.

Backus – The survey project has two simultaneous parts: create a survey plan on how to tackle each section of the Island and tackle a pilot program on how the survey works; we've chose the Fish Lots. Beginning of 2022 NHC will apply for further work.

Coombs – It is most important to update the surveys, so HDC knows the proper ages of buildings that come before the HDC. We are finding our surveys and the NHL don't always agree.

4. Review and Discussion Poll Results

Holly Backus

Discussion

(00:44:08)

Backus – Had 12 responses out of 18. Updating "Building with Nantucket in Mind" (BWNIM) (8); Demo/Move/Salvage (7); Pools & Spas – historic concerns (7); Historic Structure Surveys (6); Preservation Planning (4); Section 106 of the National Historic Preservation Act (3); Other: discussion of mutual MOU, coastal resiliency, wind turbines. The majority are willing to meet more than once a year. Reviewed what survey responders hope to accomplish over the next couple of years. Both commissions have brought up the MOU; she encourages and will help each commission to have its own workgroup to facilitate that. The MOU is required by both the State and Federal government.

Rayport – We will have a group discussion moderated by Mr. Pohl and myself. For this discussion we identified areas of overlapping concerns. The top three are BWNIM update, demo, moves, and salvage, and issues around pools & spas.

Pohl – HDC has requested more hands-on deck and been told "it's not in the budget." There is a large learning curve for the two new recruits in supporting the HDC.

McCarthy – PLUS has 5 administrative staff positions; the two new people are filling positions left vacant.

Raysman – Demolition and salvage has been a discussion topic for years regarding throwing away historic elements. Suggested a panel about finding a place for these things and looking for a way to keep these items in the community.

Pohl – The HDC is charged with exterior elements of a structure. If there is a beautiful interior piece, we would love to see it salvaged but not part of our purview.

Coombs – Asked how we go about getting permission to have control of the interior if a historic structure; people buy historic homes and gut them. Feels it is time for the interior protection to become part of our purview. Bruce Holdgate has offered a site where we can store this stuff; it has to do with notice in the paper and conversations.

Rayport – The Wooster Polytech Institute (WPI) is looking into what can be done about interiors.

Montgomery – Early on in NHC meetings, he brought up the idea of having a building materials salvage yard. Agrees with Ms. Coombs' comment about the gutting of historical homes.

Rayport – Asked if both commissions might want to make sustainability an objective and figure out what that would mean and that we have a shared value.

Backus – The Department of Public Works (DPW) is working with WPI on it; urged commissioners to talk to the WPI students. The highest form of preservation is a Preservation Restriction; that requires incentives for property owners to go that route. Preservation and sustainability go hand in hand.

Thornewill – The salvage idea is wonderful but brings in the idea of property to hold all this overseen by a private business; unless the Town were to move this stuff to a location at the dump where it can be perused and reused. Suggested that with historic renovations, the interior elements being removed should also be advertised as is a residential demolition. Feels there isn't a need to make a statement that sustainability is a shared value when it already is.

Pohl – Salvage would be done by either a private enterprise or the Town, which would go through the Select Board to set aside money to establish a site. The latter would be most practical, because if there was a profit to be made from running a salvage yard, a business would have started.

Montgomery – Suggested documenting the interior elements of structures, which have not yet been gutted, and keeping a record.

Oliver – Sustainability should pertain to all houses being moved or demolished. Rather than a catalogue, people should be allowed to come into a structure before it is demolished to remove whatever they want.

Rayport – If we could identify a few values and assign workgroups to the values to come back with different suggestions rather than trying to hash it out today. Asked if sustainability should be a shared value and have a workgroup review it; unanimous agreement.

Pohl – Anne Dewez is sponsoring a citizen article that would change the language of the definition for pools and spas. She's looking for endorsement of the article from both HDC and NHC so that the Planning Board would give it a positive recommendation.

Rayport – Reviewed the problems with the current definition for pools, spas, and water features in the Residential Old Historic zoning districts and what Ms. Dewez is trying to accomplish. Doesn't know how to put that in a shared value we can have a workgroup about. We are talking about screening and anything inappropriate as related to the guidelines.

Pohl – HDC members would agree that we are looking at the view from publicly travelled way. However, pools are a much larger issue having to do more with people than the look. That it comes to the HDC, that avoids the larger issue of a pool in a densely populated area.

Proposed HDC Minutes for November 12, 2021

Thornewill – In her view, architecture should be visible. However, precedence and the historic nature of an area is a valid argument but not the HDC's purview.

Silver – We had a discussion on banning pools in both the old historic districts (OHD) – Nantucket and 'Sconset; there seems to be strong support; asked if it falls under NHC purview that we could endorse Ms. Dewez's article.

Rayport – NHC 100% support a ban on pools and spas in the OHD. And support adding the gallonage limit to spas in her zoning article and that we further support spas not be allowed in OHDs due to the problems with hiding them from view.

Durkes – It seems pools and spas are a shared value; asked if it would be appropriate for NHC to have a workforce group to come up with some appropriate guidelines and identify that to the HDC and add that to the citizen article or present to zoning. Suggested establishing strict guidelines the HDC could use to deny pools and spas in the OHD.

Oliver – She is having trouble trying to figure out how HDC and NHC would work together when she doesn't understand the NHC's mission.

Rayport – Reviewed the missions/roles of the HDC and the NHC. We are preservation planning, surveying and legislation.

Oliver – Another issue is when lots are created under the "approval not required, subdivision by right"; these create tiny lots with big houses.

Rayport – If that is a huge issue, NHC can work on it. The value around pools is protecting our sense of place and protecting the visual and experiential quality of the whole.

Thornewill – Madaket got restrictions on pools and they require special permits; that's a good tool in restriction of spas and pools in a dense area. Certain zones have denser fabric than others.

MacLeod – The historic building the HDC helps protect don't exist in a vacuum; it how they fit into the street and surrounding area and other historical assets. NHC advocates for that. HDC has power that has been relinquished that could be stiffened back up about appropriateness of size, volume, arrangement, setback, and are part of the review process. If we can work together to bolster what we have in legislation, we can work to improve it. Pools and spas fall into the area of compromising historic settings. We need to better clarify what's allowed when it isn't visible. BWNIM was written at a different time and we have different issues now such as pools and nightclubs in residential areas; it needs to be updated to reflect our current issues.

Coombs – The HDC Act says, "The purpose of this Act is to promote the general welfare of the inhabitants of the Town of Nantucket through the preservation and protection of historic buildings, places and districts of historic interest through the development of an appropriate setting for these buildings, places and districts and through the benefits resulting to the economy of Nantucket in developing and maintaining its vacation-travel industry through the promotion of these historic associations." If that doesn't give HDC permission to say something doesn't fit an area whether or not you can see it, then it should be removed from our objectives for the Town. We should have some conversation with the Real Estate Board about excessive build-out of a lot and having people understand the responsibility behind having a house in a historic district.

Rayport – With the Salvage, pools and spas, and pathways to enhance experiential and visual aspects, we have some shared values to work on for a couple of years.

Montgomery – It involves updated BWNIM. These two boards would benefit from meeting more than once a year; we should meet together again before breaking up into smaller groups.

Silver – There are commissioners on both boards who didn't fully understand each other's roles. There could be public outreach to educate people on our individual roles.

Backus – It seems the discussion these past few minutes has been all about education. What she has gotten out of the past 2 hours is that the MOU is important, there is a need for joint workgroups and what they will look like, and we need to educate the public on the roles of the HDC, NHC, and CLG.

Rayport – Polled attendees about moving forward on the joint efforts as presented by Ms. Backus.

Welch – It would be good to reinvigorate the HDC Organizational Focus Committee. We have been discussing the preservation of Nantucket historic resources. These are parts of our group charge, which we are tasked to work together on; feels the MOU is a foundational document for ensuring long-term success; we need to agree on a framework upon which we will work together and set about developing that framework. Guardrails speak to our individual roles. Thinks it's premature to work on sustainability before we know our what our (revised) guidelines are.

Rayport – Asked if there are any suggestions or clarification regarding concerns of the HDC.

Beaugrand – There is no clarity within the community about how far HDC and NHC responsibilities extend; what's clear to him is that there's a way through the MOU to have a statement relative to those two areas in terms of creative legislation and responsibility. There areas of overlapping concern and the MOU would be useful about those conceptual areas and working to develop who has primary and who has secondary responsibility. Preservation has two aspects and we are taking steps to look at those two aspects: preservation and preservation if resources. You've identified 4 or 5 areas of concerns; you need to prioritize those and set up separate meetings to discuss one topic at a time.

Rayport – Asked if the group would be willing to meet monthly for the next three months; at the next meeting, Ms. Backus will present a draft MOU to be edited in real time to establish a document that covers everything everyone wants. The following two meetings will start discussing the shared concerns. Unanimous agreement for that.

6. Wrap Up and Next Steps

Clement Durkes & Stephen Welch

Concerns See prior discussion.

List of additional documents used at the meeting:

1. Building with Nantucket in Mind
2. Memorandum of Understanding between the HDC, NHC and Massachusetts Historical Commission (MHC)
3. CLG Mission Statement
4. §A301-4. HDC Acts, 1970. Chap. 395 and amendments
5. Part I, Title VII, Chap. 40, § 8D NHC Establishment, Powers and Duties
6. MHC Developing a Historic Preservation Plan

HDC Adjournment:

Motion **Motion to Adjourn at 3:20 pm. (Welch)**

Roll-call Vote Carried 4-0//Thornewill, Oliver, Welch, and Coombs-aye

NHC Adjournment:

Motion **Motion to Adjourn at 3:20 pm. (made by: Durkes) (seconded)**

Roll-call Vote Carried unanimously//Rowland, Raysman, MacLeod, Montgomery, Silver, Durkes, and Rayport-aye

Submitted by:

Terry L. Norton

Subject: FW: Steamship Authority Nantucket Terminal Transfer Bridge replacement
Date: Tuesday, May 23, 2023 at 11:50:00 AM Eastern Daylight Time
From: Holly Backus
To: Abby De Molina, Angus Macleod, Georgia Raysman, Mickey Rowland (mick@miltonrowland.com), Clement Durkes, David Silver, Tom Montgomery
CC: Nantucket Historical Commission, Gregg Tivnan
Attachments: image001.png, Nantucket LHC letter final.pdf, Steamship Authority Transfer Bridges.pdf, Locus Map.pdf

Good Morning NHC Commissioners,

Please see the attached letter from MassDOT regarding a project where the Federal Highway Administration will be providing a grant to the SSA for replacement of the transfer bridges for the steamship dock, built in 1984.

You are being requested to review in accordance with Section 106 of the National Historic Preservation Act.

MassDOT is ok for comments to wait until our June 16th NHC meeting. However, if you have any questions, comments, concerns, or no issues at all, please let me know via a separate email. I would like to get them correspondence now vs waiting for our June 16th meeting.

Please note – the SSA will be applying for the required Like-Kind replacement COA to the HDC.

As your staff liaison, I do not see any issues with the proposal and the proposed work is very important to the livelihood of the island.

Thanks!!

Holly E. Backus
Preservation Planner**
Local CLG Coordinator
Local Hazard Mitigation Plan Coordinator
Town of Nantucket
hbackus@nantucket-ma.gov

**Staff liaison to the Nantucket Historic District Commission (HDC)
& Nantucket Historical Commission (NHC)**



From: Jergensen, Kurt E. (DOT) <kurt.jergensen@state.ma.us>
Sent: Friday, May 19, 2023 4:01 PM
To: Holly Backus <hbackus@nantucket-ma.gov>
Subject: Steamship Authority Nantucket Terminal Transfer Bridge replacement

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Holly,

Hello! I hope everything is going well down in Nantucket. I'm getting in touch to submit project materials for the Historical Commission to review relative to the above-referenced project. The Federal Highway Administration will be providing a grant to the Steamship Authority for the in-kind replacement of the transfer bridges at the Nantucket Ferry Terminal, and FHWA staff asked MassDOT to assist with permitting. I'd appreciate it if you could provide the attached notification letter, locus map and plans to the Historical Commission for their review and comment, in accordance with Section 106 of the NHPA. If review by the Historic District Commission would also be appropriate, please feel free to provide the information for their review, as well.

If there is any additional information required or you would prefer a paper submittal sent by mail, please let me know. Thank you very much!

-Kurt

Kurt Jergensen
Historic Bridge Specialist
Environmental Services
MassDOT, Highway Division
Ten Park Plaza, Boston, MA 02116
Cell: 207-590-4999

This email was scanned by Bitdefender



Maura Healey, Governor
Kimberley Driscoll, Lieutenant Governor
Gina Fiandaca, Secretary & CEO
Jonathan L. Gulliver, Highway Administrator



May 19, 2023

Nantucket Historical Commission
Planning & Land Use Services
2 Fairgrounds Road
Nantucket, MA 02554

**RE: Replacement of Transfer Bridges at Nantucket Ferry Terminal
Section 106 Consultation**

Dear Commission Members:

The Massachusetts Department of Transportation (MassDOT) is assisting the Federal Highway Administration in management of federal grant funds. A grant will be provided to the Woods Hole, Martha's Vineyard and Nantucket Steamship Authority to replace the transfer bridges at the Nantucket Ferry Terminal. The existing steel beam transfer bridges were installed in 1984 and need to be replaced due to advanced deterioration. The proposed replacement bridges will be of similar size and design to the existing bridges. Construction will take place in two phases so that one transfer bridge will always remain operational.

The proposed work will include in-kind replacement of the existing steel beam transfer bridges, comprised of 50-foot long and 12-foot wide concrete-filled steel grating with handrails, as well as replacement of the electrical and hand-operated hoisting winches on the dockside and hand-operated docking winches on the ferry-side, and replacement of associated steel gallows and catwalks. Two contractor laydown areas are proposed, each located on the paved areas immediately adjacent to the transfer bridges and approximately 1,800 square feet in size.

MassDOT has noted that the existing bridge is located within the Nantucket Historic District, though the Ferry Terminal and Pier are not identified as contributing to the historic district. MassDOT is submitting the enclosed documentation to the Nantucket Historical Commission (NHC) to initiate the consultation process under Section 106 of the National Historic Preservation Act of 1966, as amended [36 CFR 800]. MassDOT solicits any comments that the NHC wish to make regarding the proposed project. Please submit written comments to: Carrie E. Lavalley, P.E., Chief Engineer, MassDOT, Highway Division, 10 Park Plaza, Room 7360, Boston, MA 02116, Attn: Kurt Jergensen. You may also submit any comments, questions, or requests for additional information to me by email at Kurt.Jergensen@dot.state.ma.us.

Sincerely,

Kurt Jergensen
Cultural Resources Specialist
Environmental Services

enc: Project plans
Locus map
cc: Brona Simon, Massachusetts Historical Commission

REPLACEMENT OF TRANSFER BRIDGES, GALLOWS, AND CATWALKS

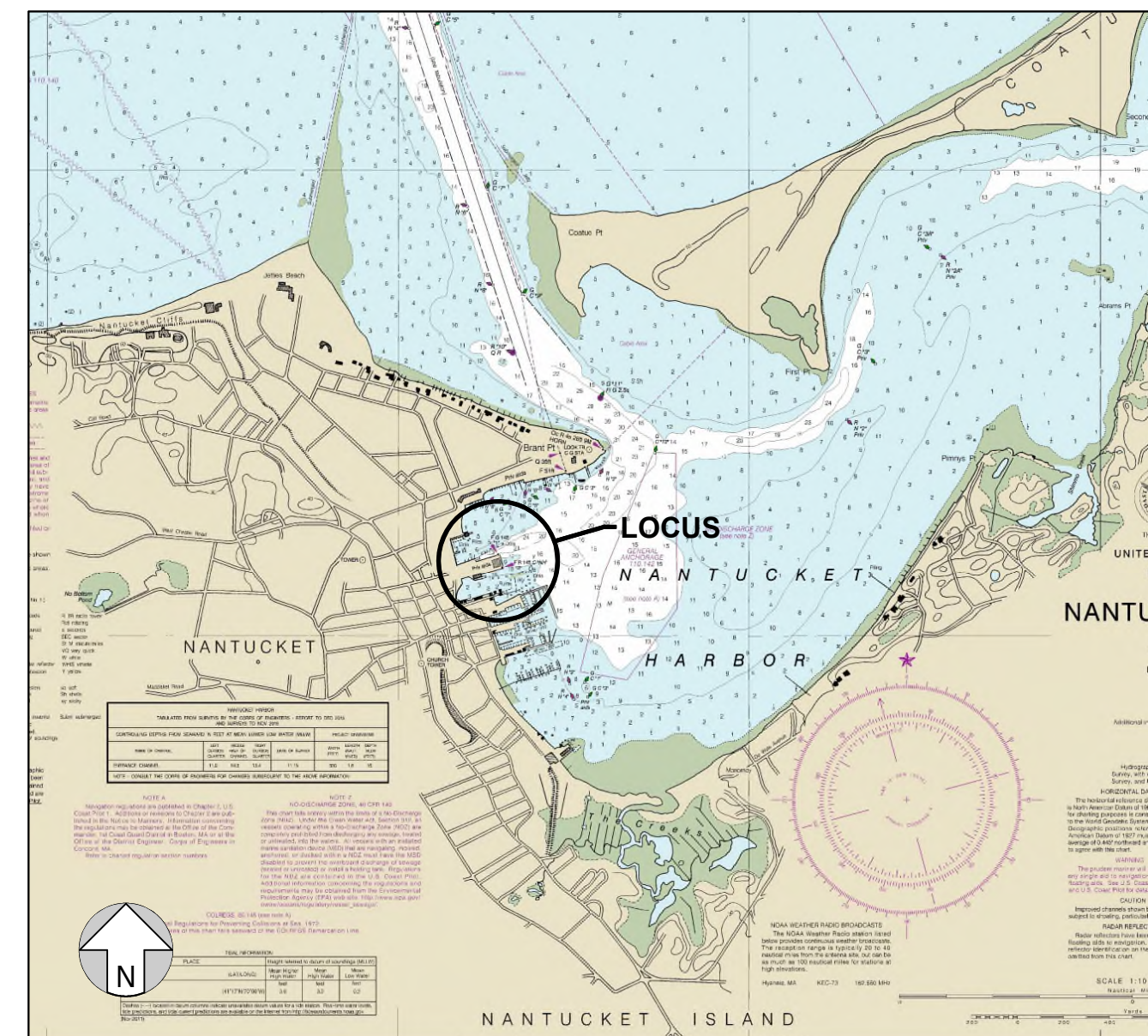
SSA NANTUCKET TERMINAL, NANTUCKET, MA

JANUARY, 2022



REGIONAL MAP

SCALE: NONE



LOCUS MAP

SCALE: NON

INDEX OF DRAWINGS		
SHEET No.	FIGURE No.	TITLE
1	A-01	TITLE SHEET
2	A-02	GENERAL NOTES
3	R-01	REFERENCE DRAWING MS-203 MARINE STRUCTURES TRANSFER BRIDGE DETAILS
4	R-02	REFERENCE DRAWING MS-204 MARINE STRUCTURES TRANSFER BRIDGE DETAILS
5	R-03	REFERENCE DRAWING MS-205 MARINE STRUCTURES TRANSFER BRIDGE DETAILS
6	R-04	REFERENCE DRAWING MS-206 MARINE STRUCTURES TRANSFER BRIDGE DETAILS
7	R-05	REFERENCE DRAWING MS-207 MARINE STRUCTURES GALLOWS DETAILS
8	R-06	REFERENCE DRAWING MS-208 MARINE STRUCTURES GALLOWS DETAILS
9	R-07	REFERENCE DRAWING M-8 (EXISTING) 50 FOOT TRANSFER BRIDGE – FOUNDATIONS
10	R-08	REFERENCE DRAWING M-9 (EXISTING) 50 FOOT TRANSFER BRIDGE – PLANS AND ELEVATIONS
11	R-09	REFERENCE DRAWING M-10 (EXISTING) 50 FOOT TRANSFER BRIDGE – PLANS AND ELEVATIONS
12	R-10	REFERENCE DRAWING M-11 (EXISTING) 50 FOOT TRANSFER BRIDGE – BRIDGE DETAILS
13	R-11	REFERENCE DRAWING M-12 (EXISTING) 50 FOOT TRANSFER BRIDGE – HOIST FRAME DETAILS

[illegible]

Designed by:	CDS	Date:	01/04/23
Dwn by:	Cld by:	Design file no.	016-22 A-01
TDG	CDS	Plot Scale:	NONE
Reviewed by:	CDS		

REPLACEMENT OF TRANSFER BRIDGES,
GALLOWES, AND CATWALKS
SSA NANTUCKET, MA

WILEY SHEET

Sheet
reference
number:

A-01
Sheet 1 of 13



Woods Hole, Martha's Vineyard & Nantucket
Steamship Authority
Foot of Railroad Avenue
Woods Hole, MA 02543

WOODS HOLE FERRY TERMINAL RECONSTRUCTION

bertaux + iwerks architects
118 South Street, Boston, MA 02111
617.423.6500 www.bi-arch.com

Carol R Johnson Associates
Landscape Architecture
21 Custom House Street, Boston, MA 02110

Childs Engineering Corporation
Marine Engineering
34 William Way, Bellingham, MA 02019

DG Jones International
Cost Estimating
3 Baldwin Green Common, Suite #202
Woburn, MA 01801

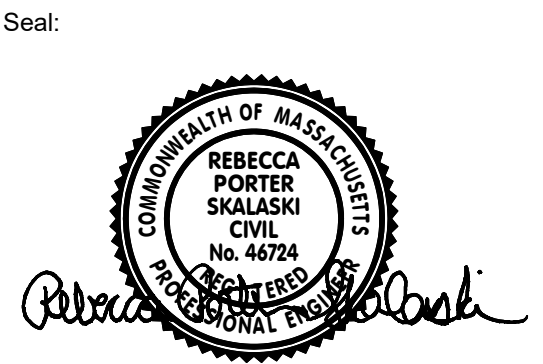
GZA GeoEnvironmental
Geotechnical, Environmental, Civil Engineering
530 Broadway Providence, RI 02909

Kalin Associates
Specifications
1121 Washington Street #2
West Newton, MA 02465

Thornton Tomasetti
Structural Engineering
27 Wormwood Street Suite 200
Boston, MA 02210

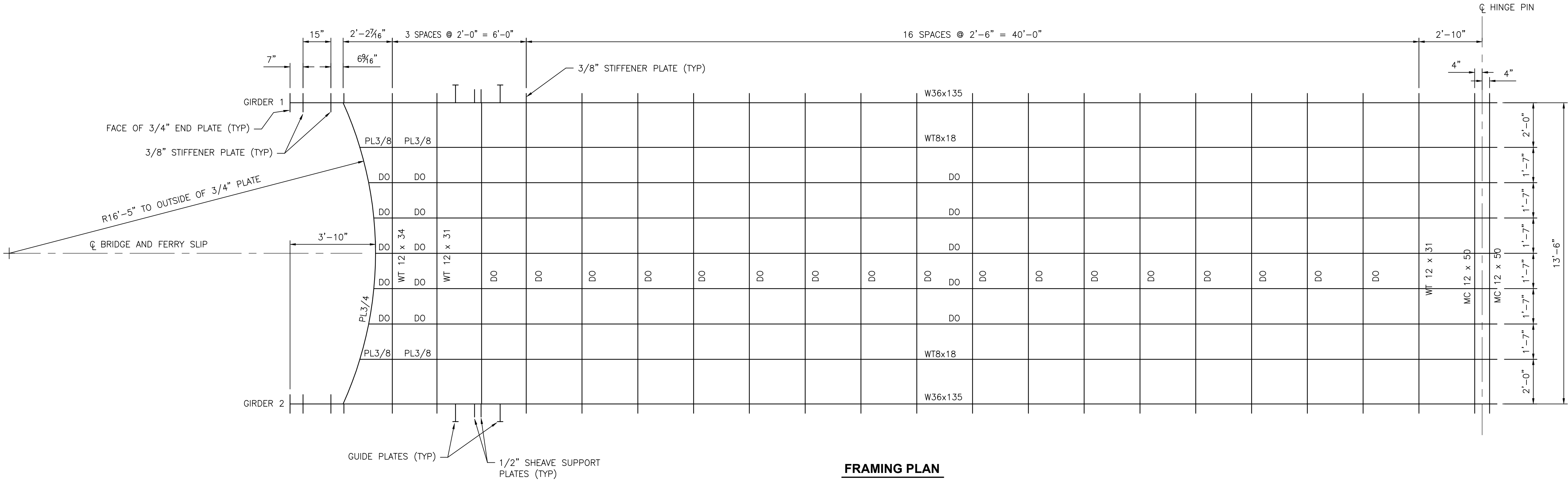
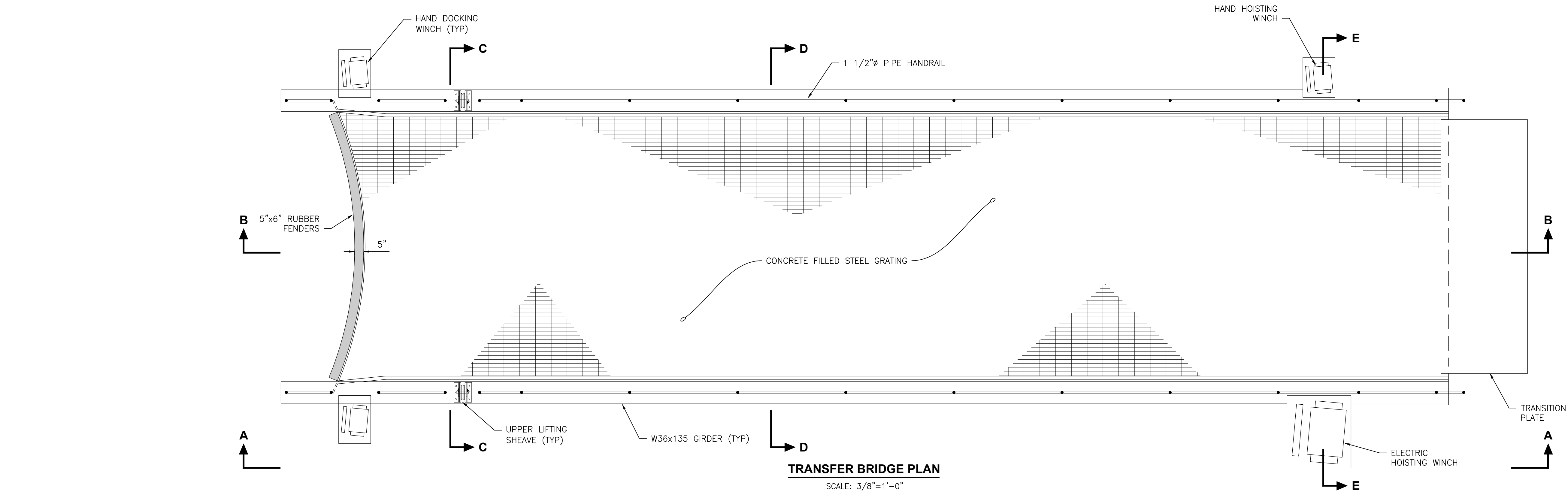
WSP
MEP / FP / Security/ Site Elec /Lighting
88 Black Falcon Avenue, Suite 210
Boston, MA 02210

Issue / Revision Schedule		
No.	Revision	Date

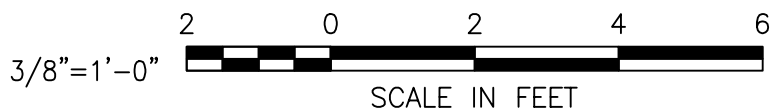


Drawn By:	TEQ
Checked By:	RPS
Date:	20 December, 2017
Scale:	AS NOTED
Design Phase:	Construction Documents

Marine Structures Transfer Bridge Details



NOTE WELL:
CONTRACTOR SHALL FABRICATE AND DELIVER TO THE AUTHORITY A
SPARE TRANSFER BRIDGE INCLUSIVE OF WINCH MOUNTS, LIFTING
SHEAVES, HINGE PIN, AND TRANSITION PLATE. THIS EXCLUDES THE
GALLOWES, CATWALK, SLIDING HINGES, AND COUNTERWEIGHTS.



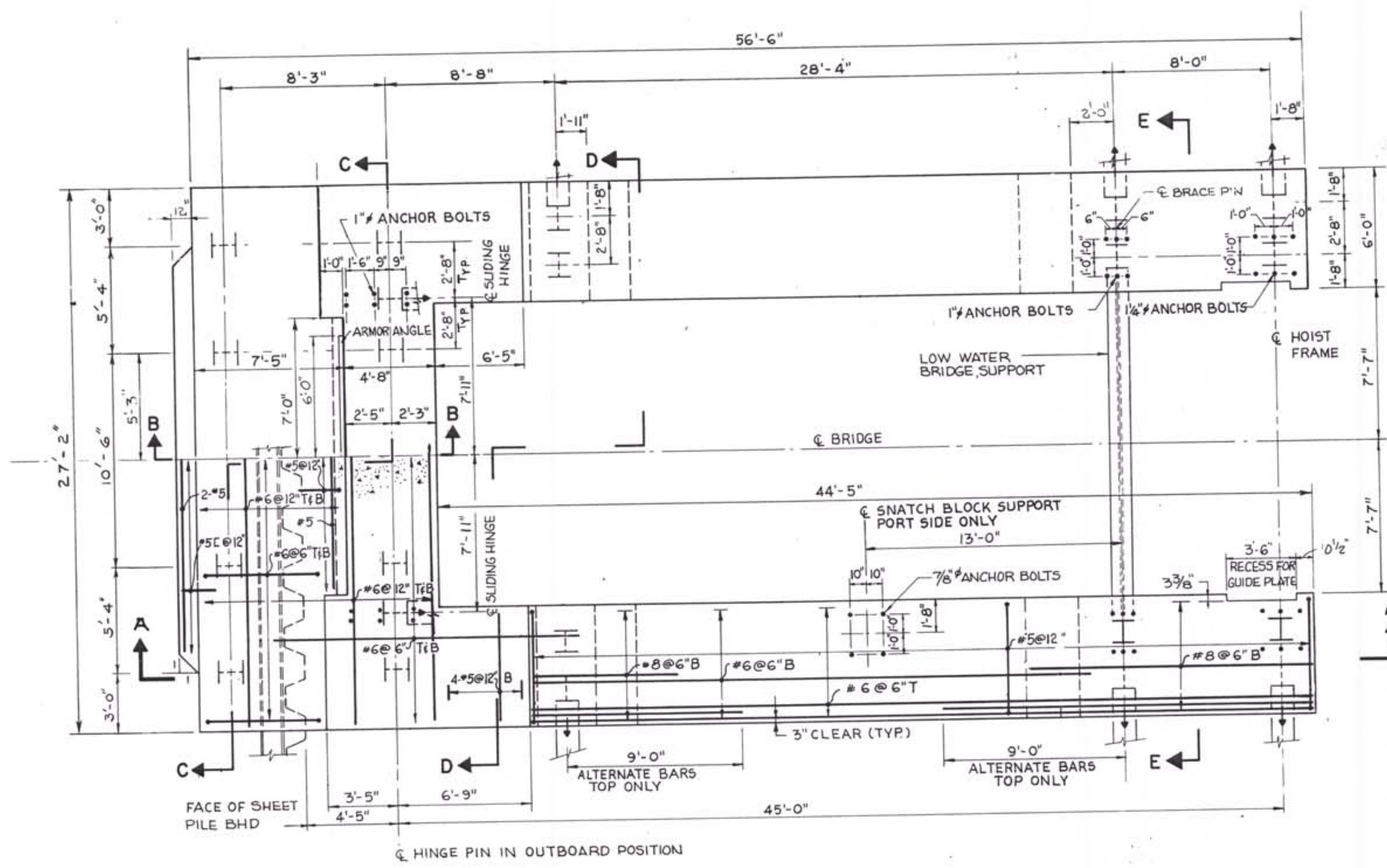
WOODS HOLE FERRY
TERMINAL
RECONSTRUCTION[illegible]

Marine Structures

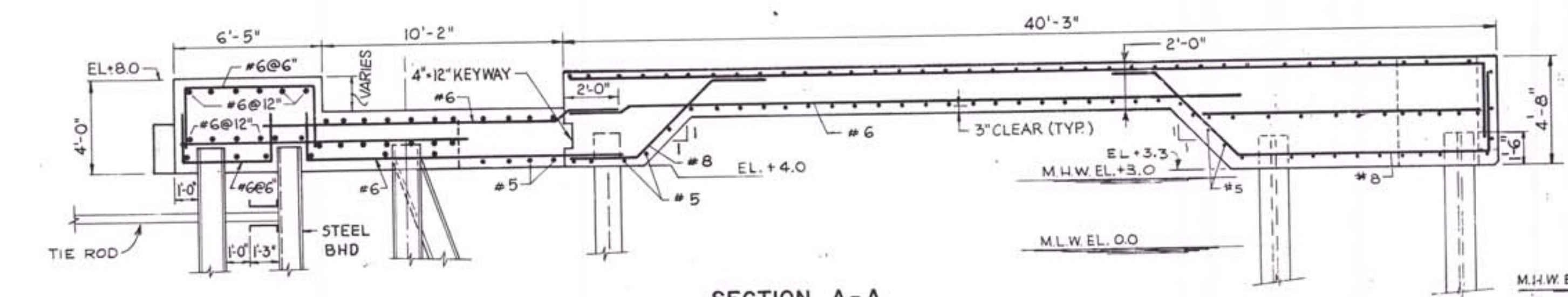
Transfer Bridge Details

MS204

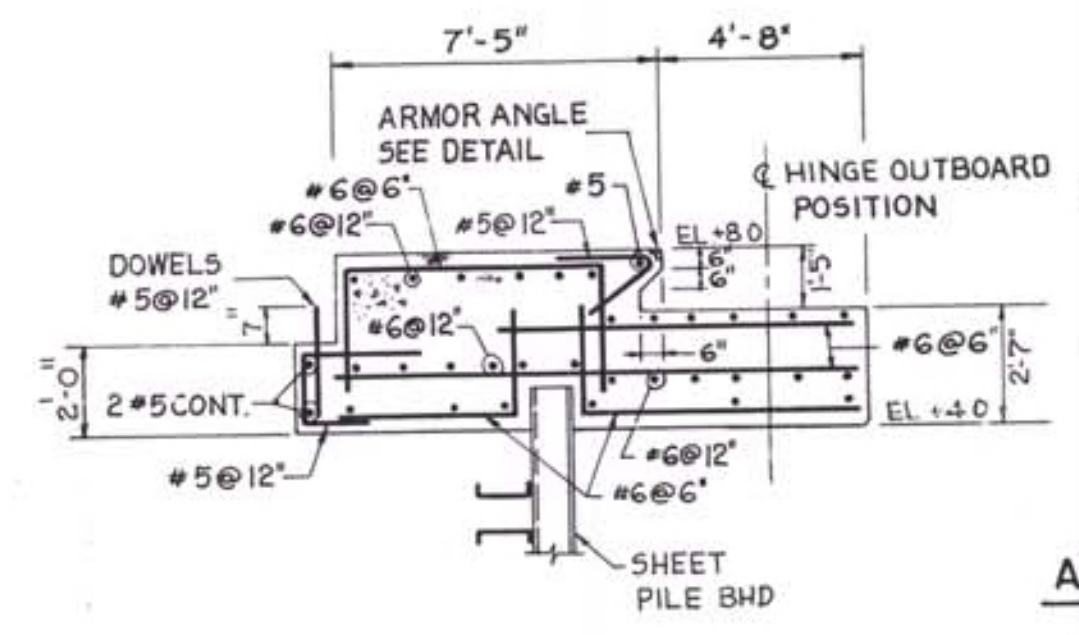




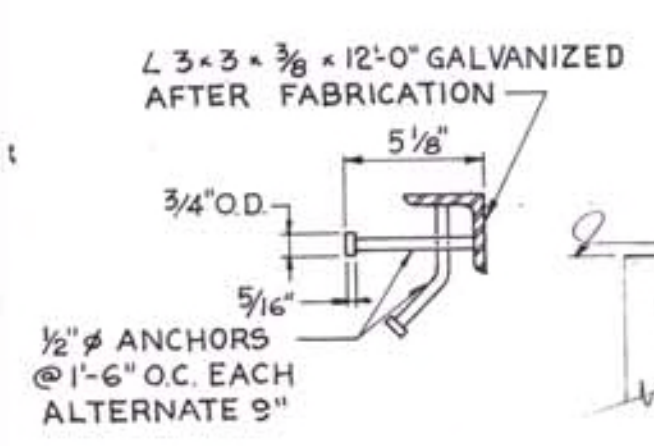
TRANSFER BRIDGE FOUNDATION - PLAN



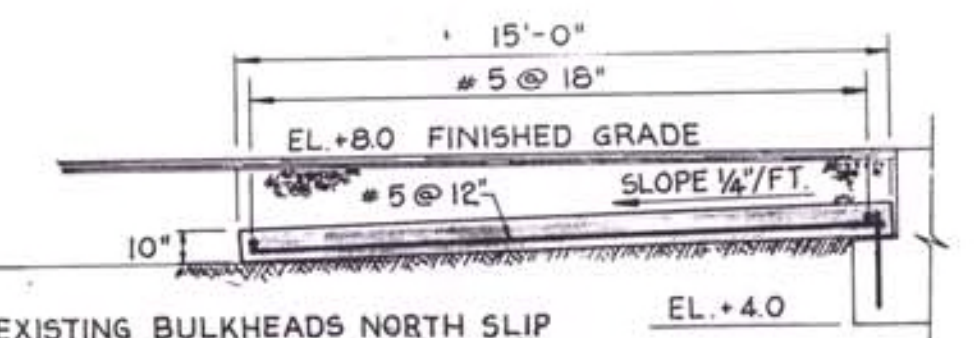
SECTION A-A



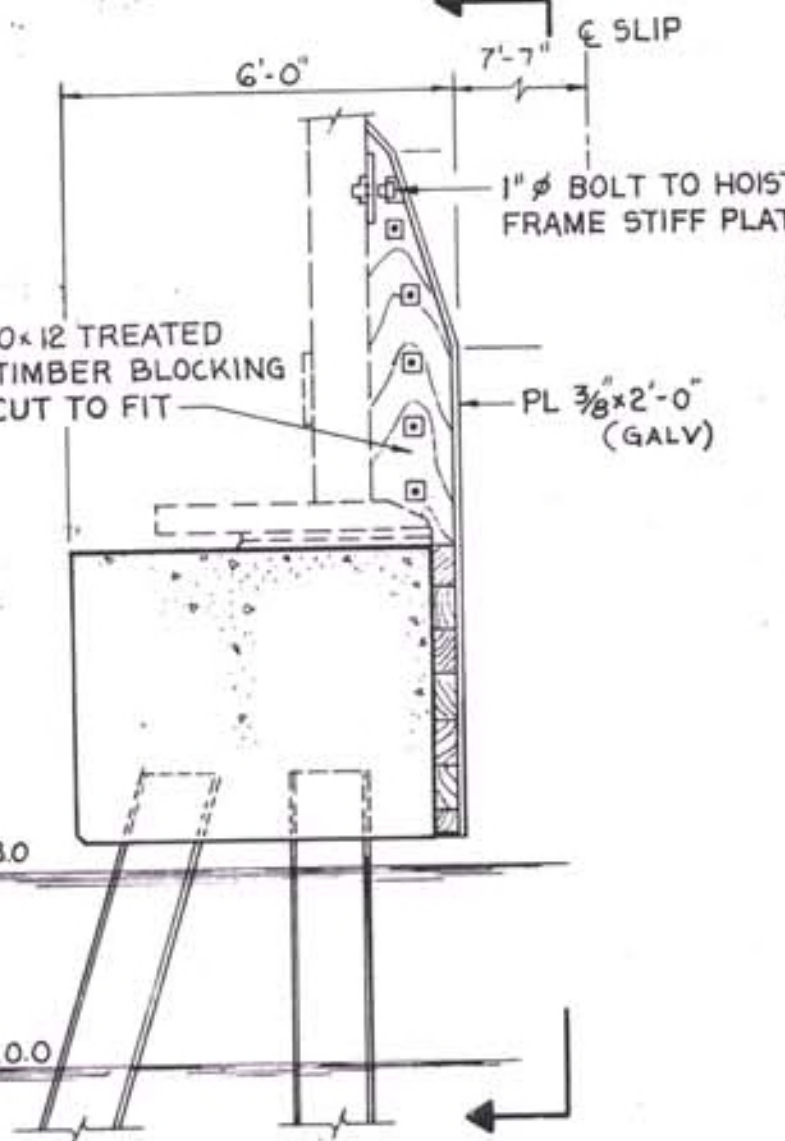
SECTION B-B



ARMOR ANGLE DETAIL
N.T.S.

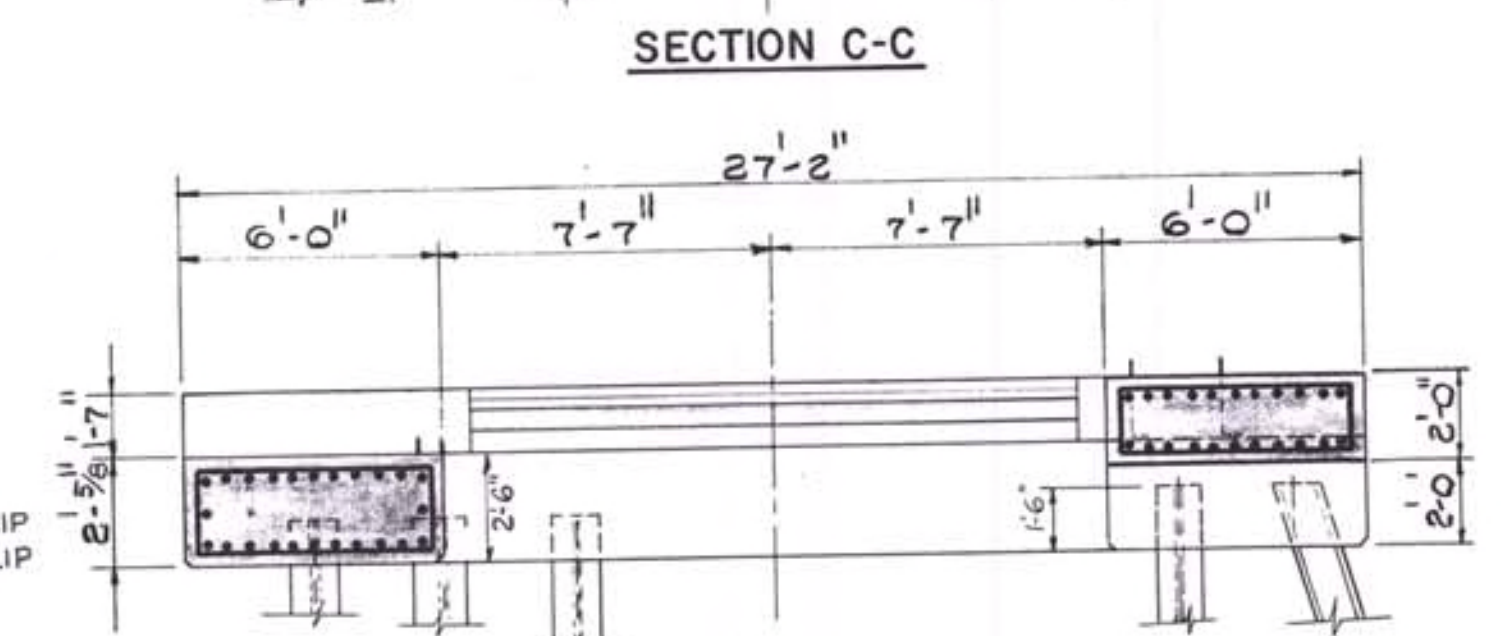


APPROACH SLAB
N.T.S.

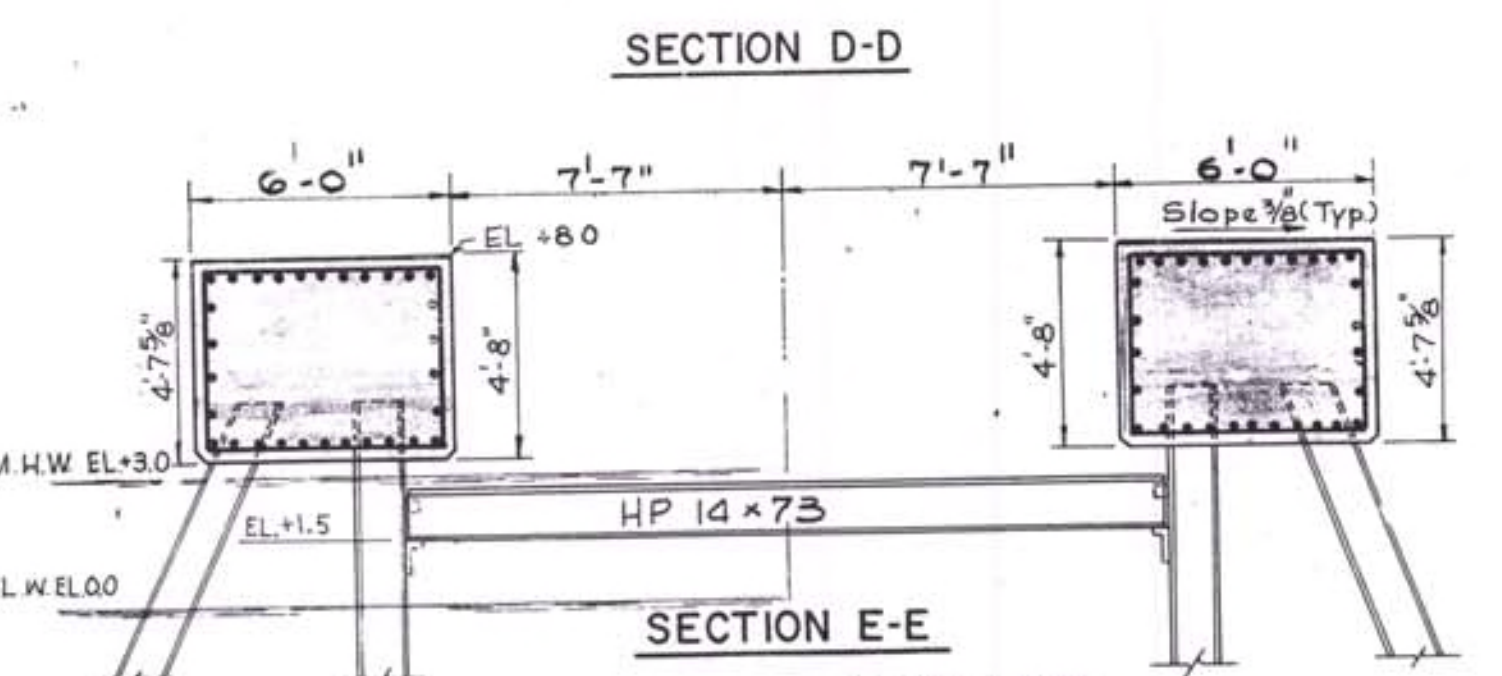


ELEVATION

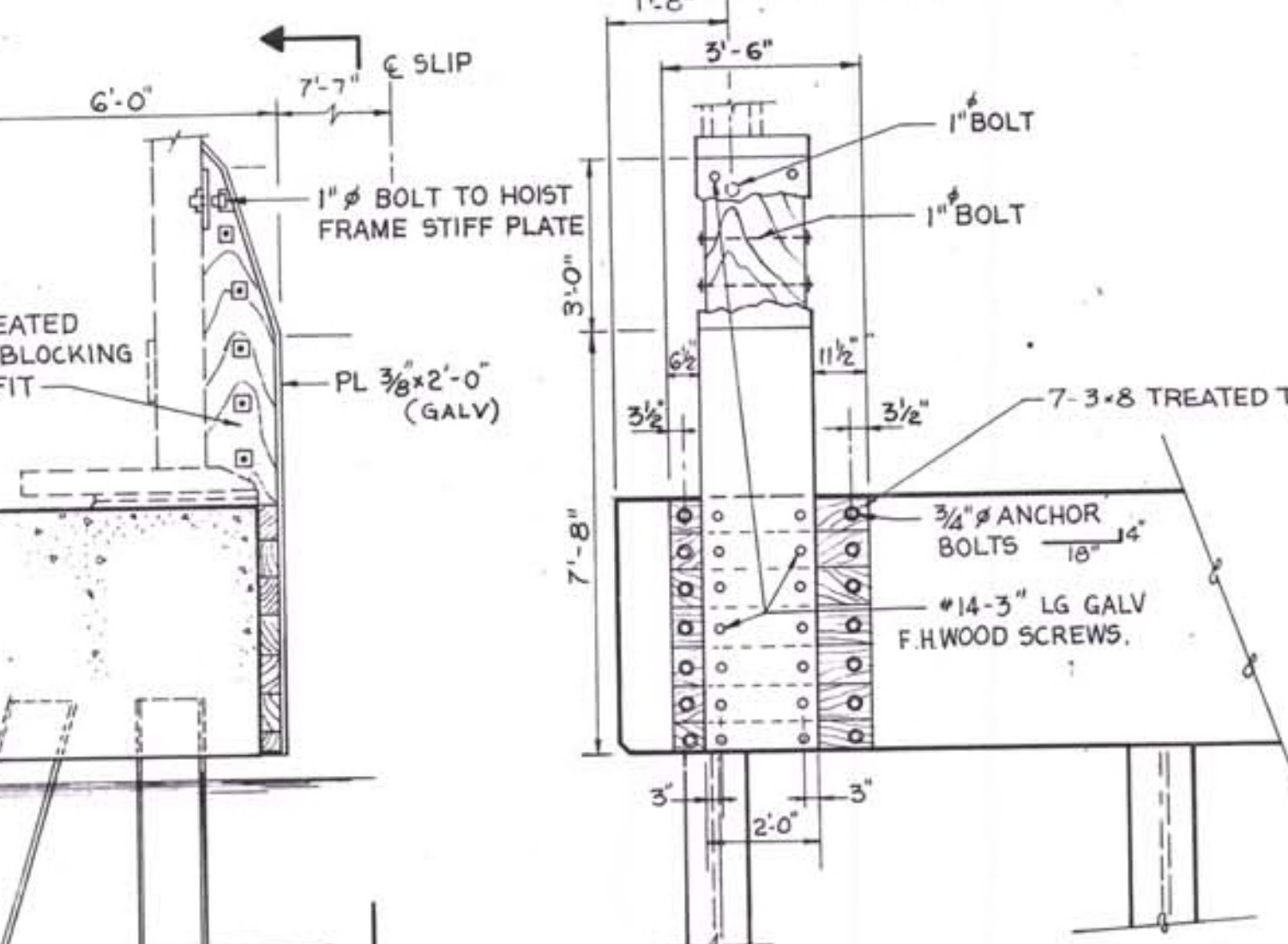
BRIDGE GUIDE
3/8"=1'-0"



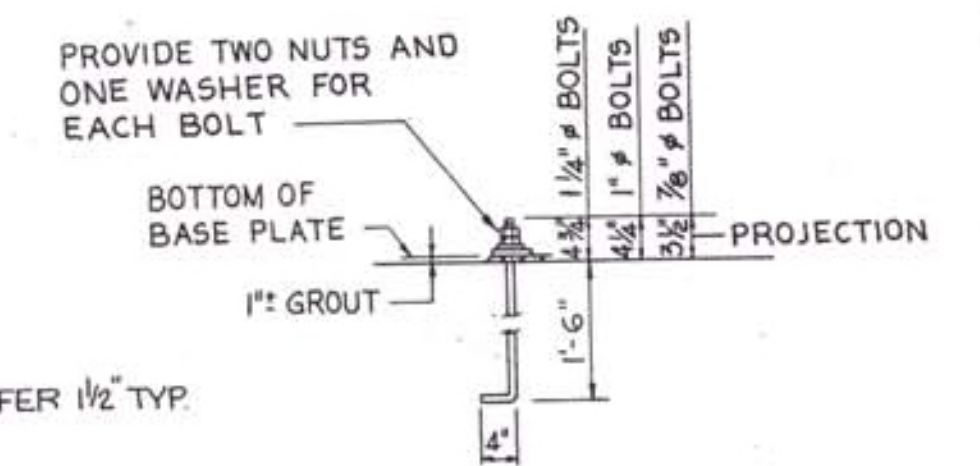
SECTION C-C



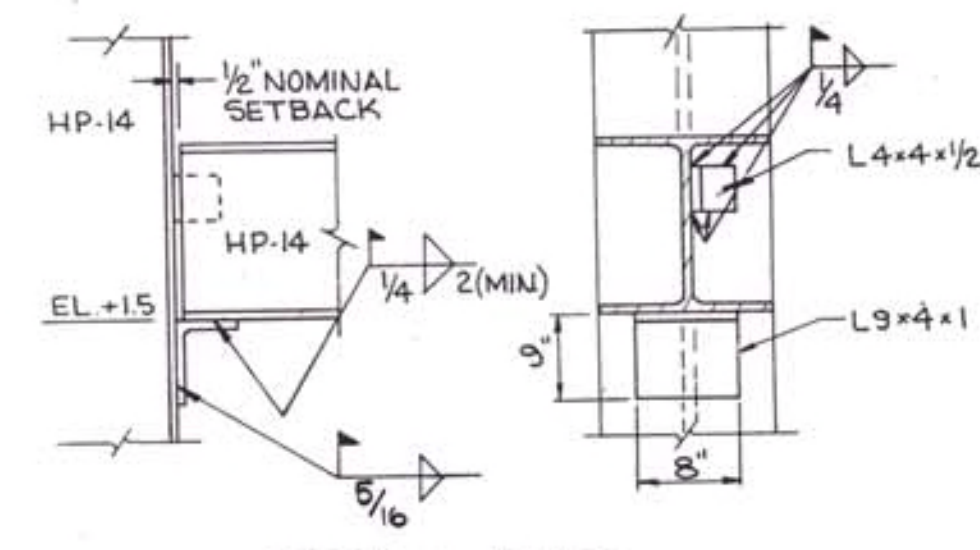
SECTION D-D



SECTION E-E



ANCHOR BOLT DETAIL
N.T.S.

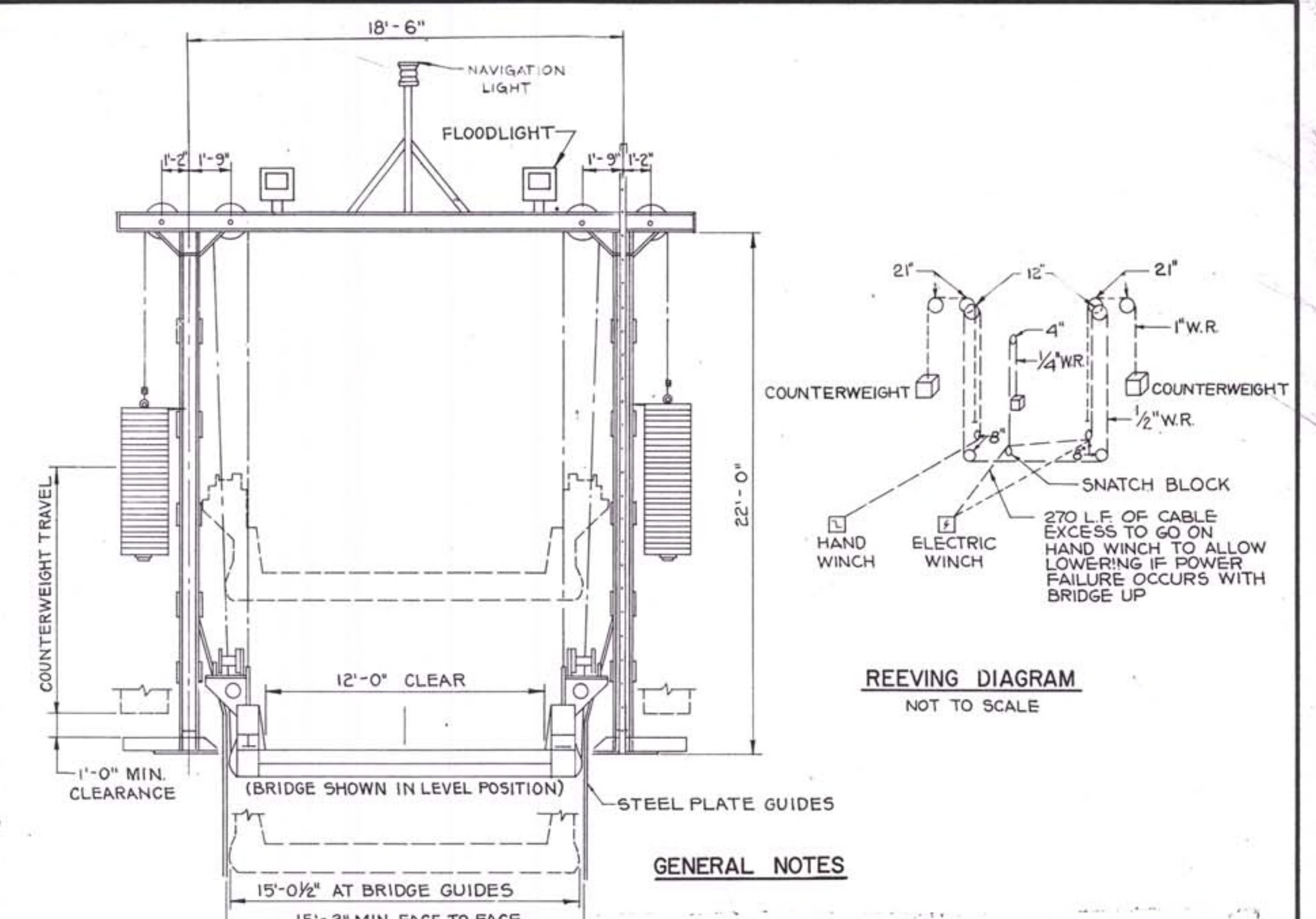
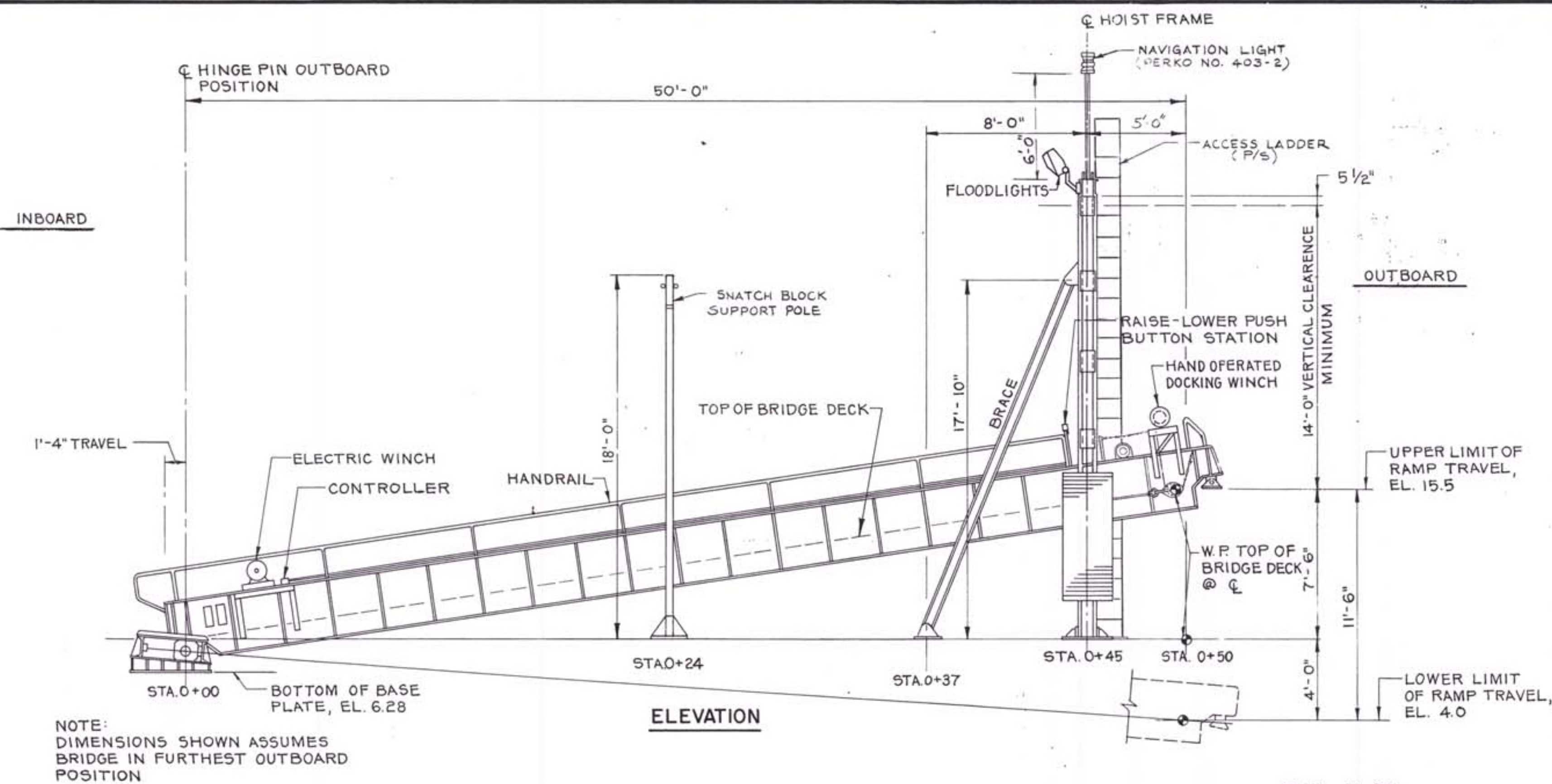


SEATED BEAM
CONNECTION DETAIL
N.T.S.

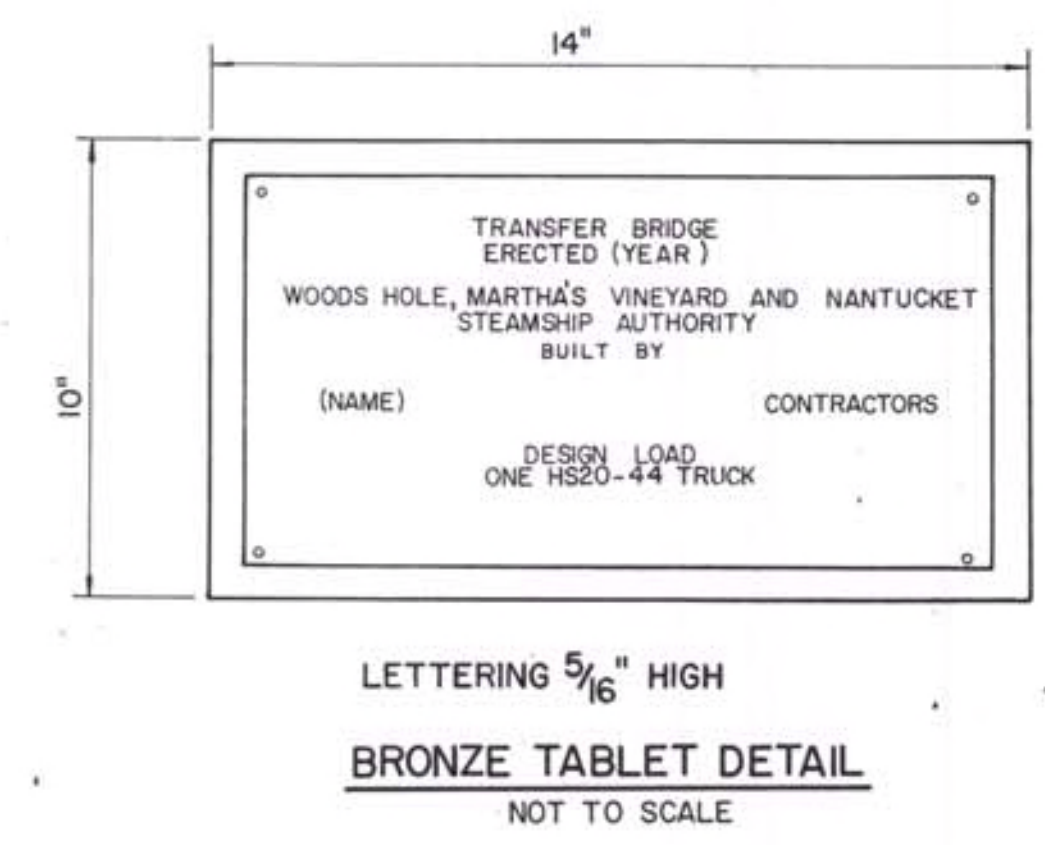
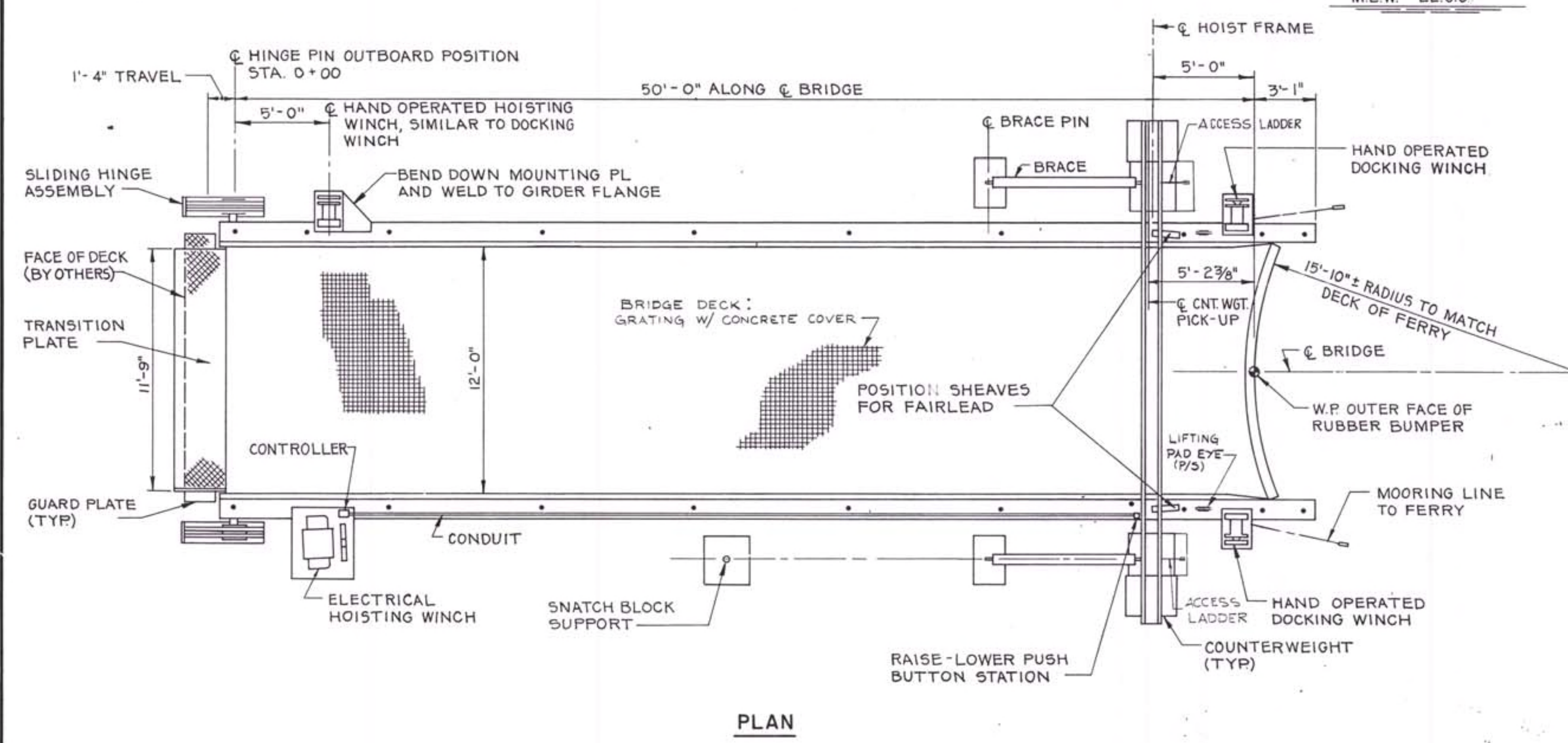
- NOTES:
1. SECTIONS AND DETAILS SHOWN FOR NORTH SLIP, SOUTH SLIP SIMILAR.
 2. DIMENSIONS & ANCHOR BOLT LOCATIONS SYMMETRICAL UNLESS OTHERWISE NOTED.
 3. SEE DWG M-3 & M-4 FOR PILE PLAN.

REFERENCE DRAWING # R-7

MAGUIRE Architects • Engineers • Planners CE MAGUIRE, INC. Waltham, Massachusetts	NANTUCKET FERRY TERMINAL WOODS HOLE, MARTHA'S VINEYARD AND NANTUCKET STEAMSHIP AUTHORITY U.S. URBAN MASS TRANSPORTATION ADMINISTRATION PROJECT NO. MA-03-0083	TITLE: PIER-50 FT. TRANSFER BRIDGE FOUNDATIONS DATE: FEBRUARY 4, 1983 SCALE: 1/4" = 1'-0" OR AS NOTED	DESIGNED BY: T. B. DRAWN BY: Z.A.W. CHECKED BY: J.T.M. PROJECT NO. 3828 DRAWING NO. M-8
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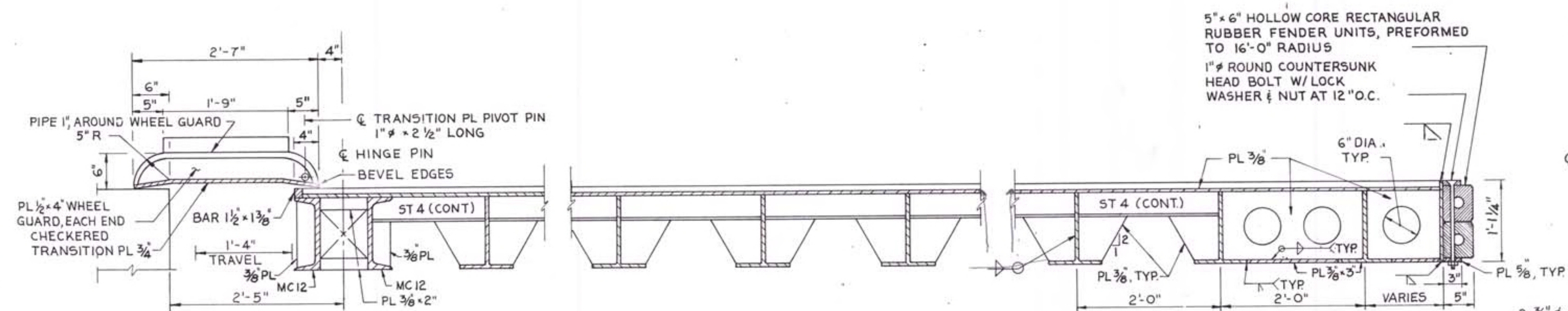
- GENERAL NOTES**
- ALL ELEVATIONS BASED ON NOAA - MEAN LOW WATER (MLW) = 0.00.
 - BRIDGE DESIGN AND ALLOWABLE STRESSES BASED UPON AASHTO, "STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES," 1977, AS AMENDED TO DATE.
 - DESIGN LOADING SHALL BE LIMITED TO ONE (1) AASHTO, HS-20-44, TRACTOR TRAILER.
 - ALL STRUCTURAL STEEL TO CONFORM TO THE REQUIREMENTS OF ASTM - A36, LATEST EDITION.
 - ALL STRUCTURAL BOLTS TO CONFORM TO THE REQUIREMENTS OF ASTM - A325, LATEST EDITION.
 - CONCRETE FILL FOR BRIDGE DECK SHALL BE MADE WITH PORTLAND TYPE II CEMENT AND SHALL HAVE A MAXIMUM AGGREGATE SIZE OF 3/8" AND A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS AND SHALL CONTAIN 3% TO 5% BY VOLUME OF ENTRAINED AIR.
 - THE EXACT WEIGHT OF COUNTERWEIGHTS SHALL BE ADJUSTED IN THE FIELD BY ADDITION OF STEEL PLATES AS NECESSARY TO OBTAIN EQUAL REACTIONS OF 250 LBS. POSITIVE DOWNWARD ON EACH BEARING PAD WITH NO LIVE LOAD ON THE BRIDGE.
 - ALL WELDS TO BE 5/16" FILLET AND CONTINUOUS UNLESS OTHERWISE NOTED.
 - ALL MONEL PINS SHALL CONFORM TO THE REQUIREMENTS OF ASTM-B164 AND HAVE A MINIMUM YIELD POINT OF 40,000 PSI.
 - ALL BASE PLATES SHALL BE LEVELED WITH A MINIMUM THICKNESS OF 1" OF NONSHRINK GROUT.
 - ALL WIRE ROPE SHEAVES AND ASSOCIATED HARDWARE, NOT OTHERWISE SPECIFIED SHALL BE SUITABLY SIZED AND LOAD RATED FOR THE SPECIFIED WIRE ROPE SIZE.



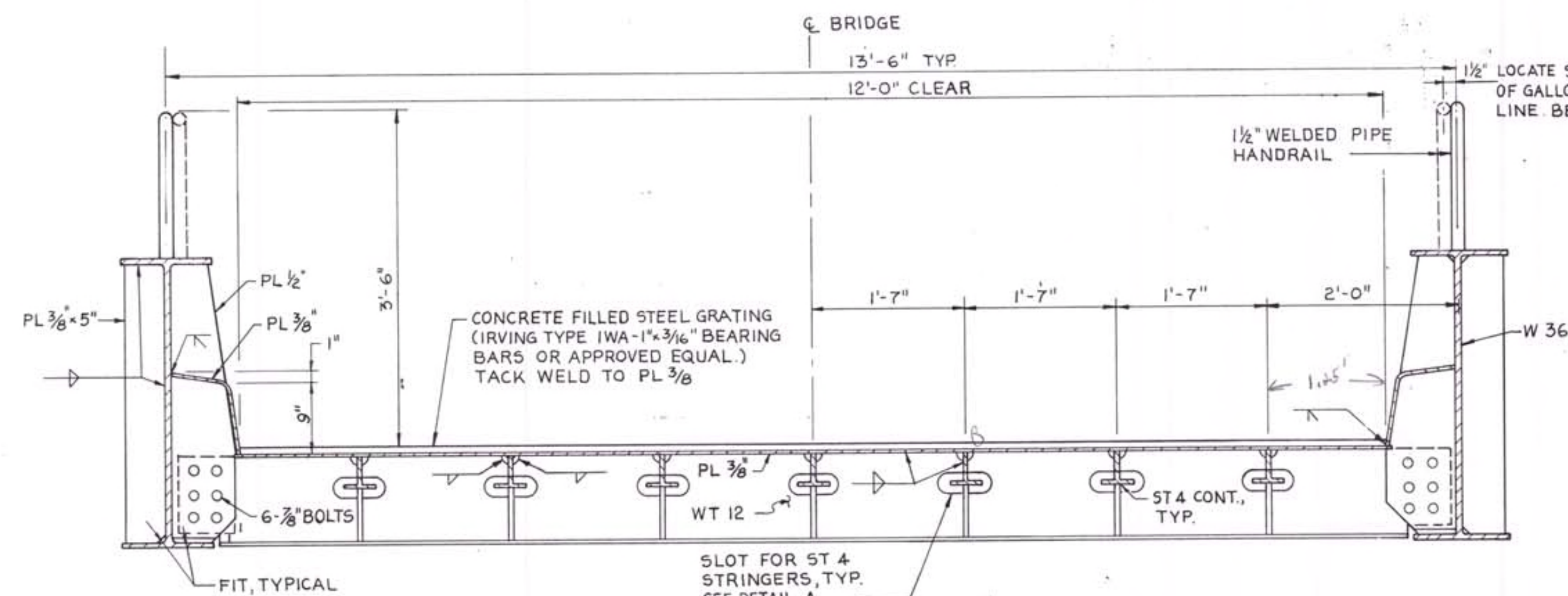
REFERENCE DRAWING # R-8



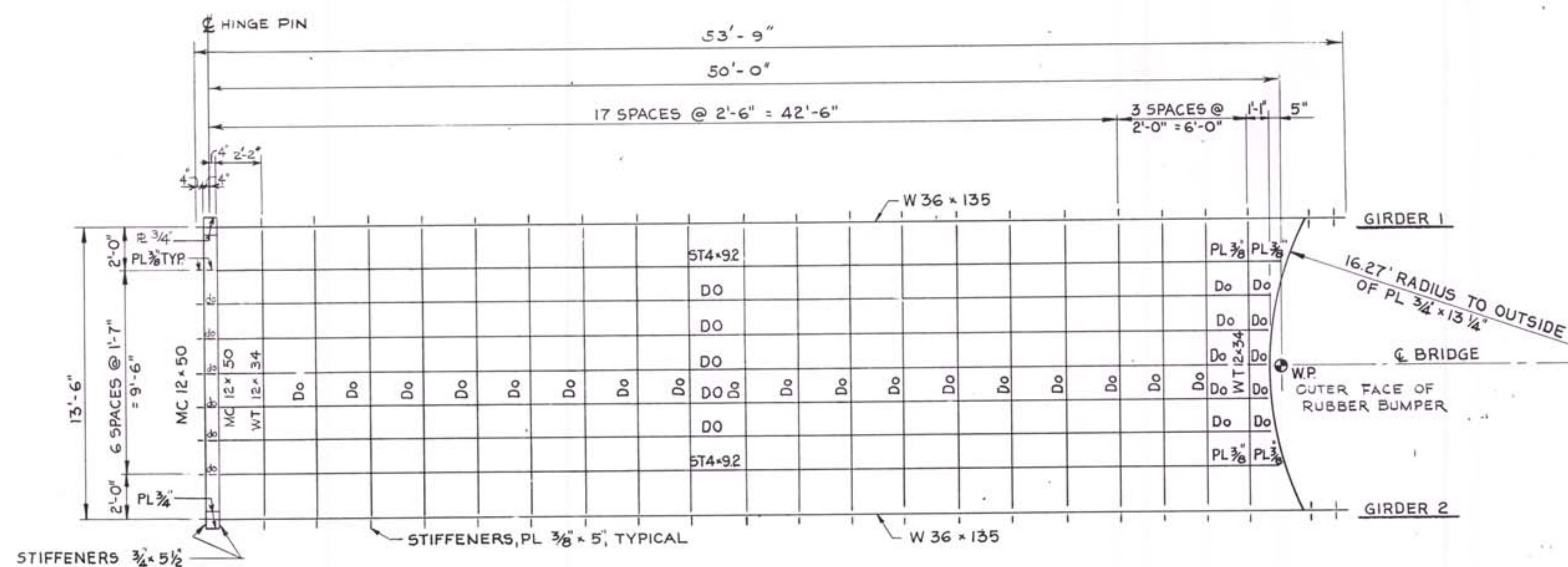
MAGUIRE Architects • Engineers • Planners CE MAGUIRE, INC. Waltham, Massachusetts	NANTUCKET FERRY TERMINAL WOODS HOLE, MARTHA'S VINEYARD AND NANTUCKET STEAMSHIP AUTHORITY U.S. URBAN MASS TRANSPORTATION ADMINISTRATION PROJECT NO. MA-03-0083		TITLE: 50 FT.-TRANSFER BRIDGE PLANS AND ELEVATIONS	DESIGNED BY: J. G.	M-9 DRAWING NO.
	DATE: FEBRUARY 4, 1983	SCALE: 1/4" = 1'-0"	DRAWN BY: S.F.M.	CHECKED BY: J.T.M.	
				PROJECT NO. 3828	



TYPICAL LONGITUDINAL SECTION

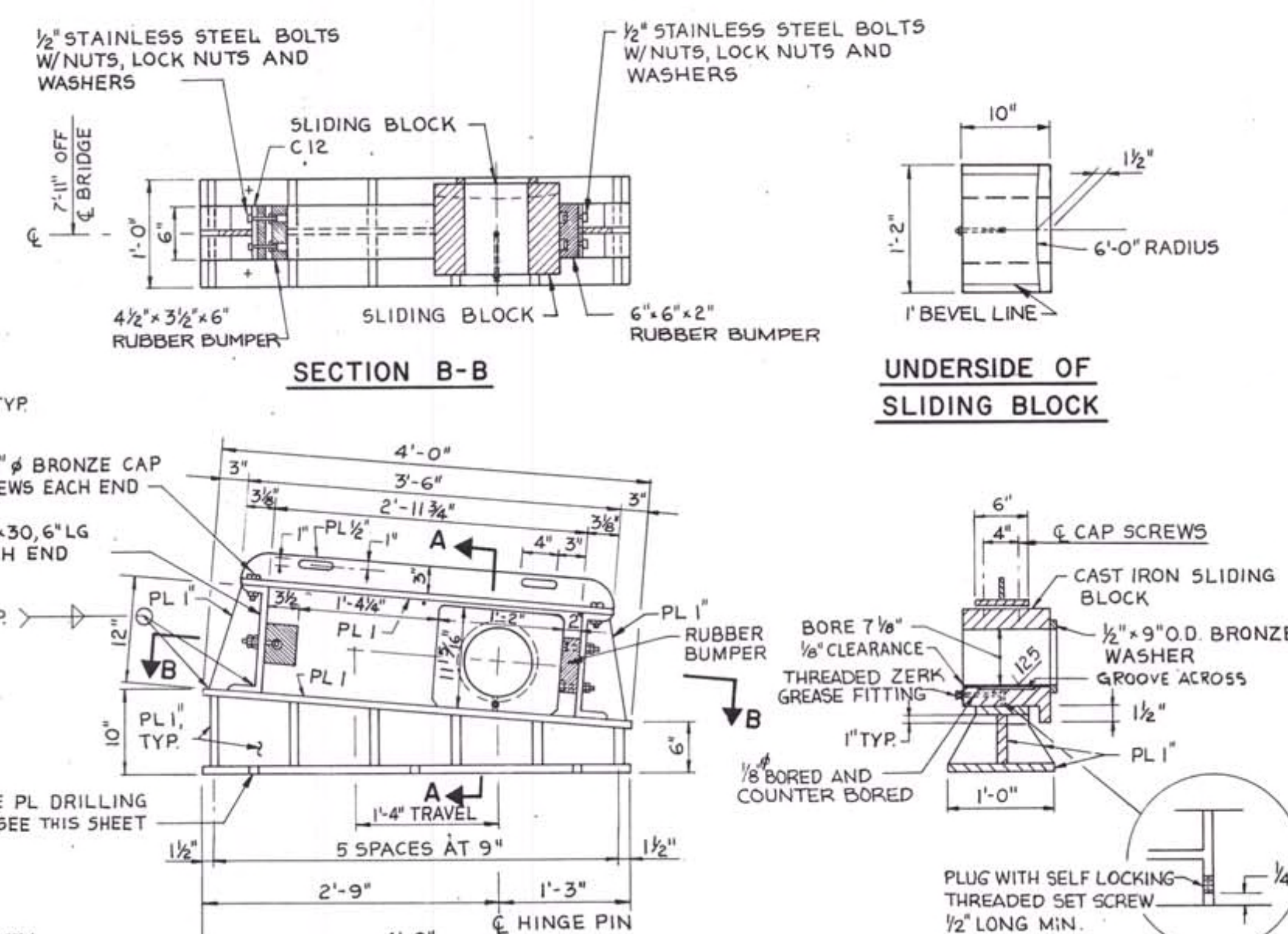


TYPICAL CROSS SECTION



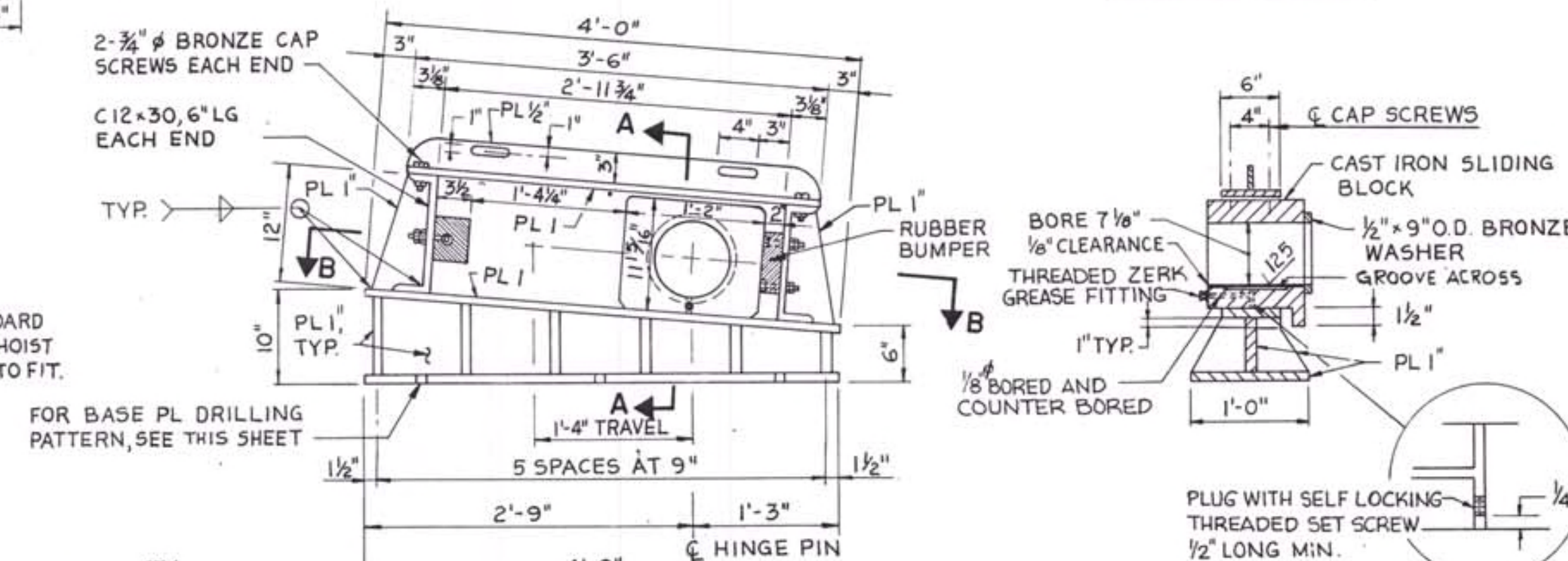
FRAMING PLAN

SCALE: 1/4" = 1'-0"



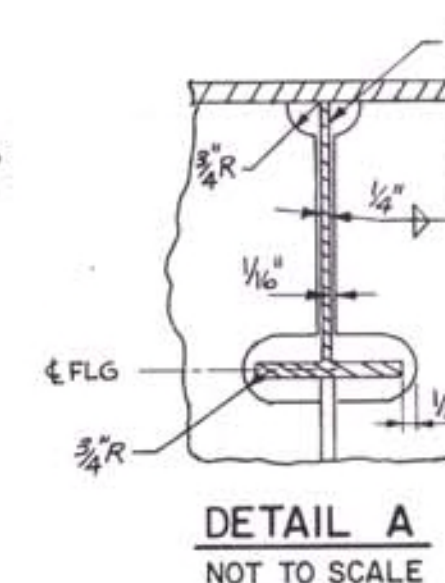
SECTION B-B

UNDERSIDE OF SLIDING BLOCK

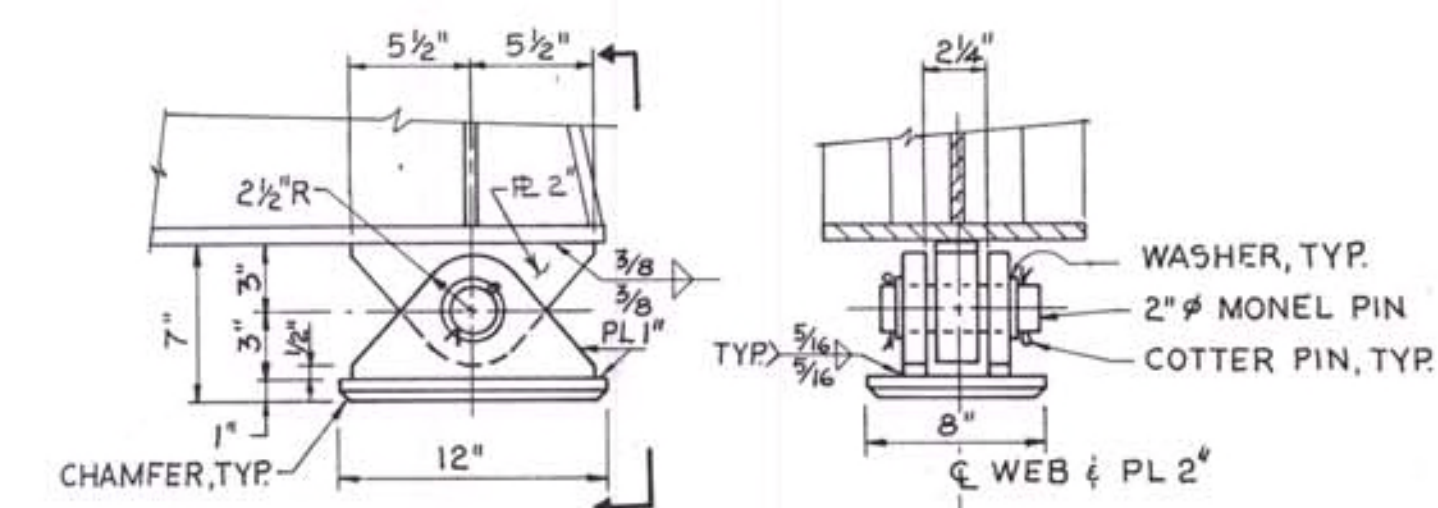


ELEVATION SLIDING HINGE ASSEMBLY

SECTION A-A



DETAIL A
NOT TO SCALE



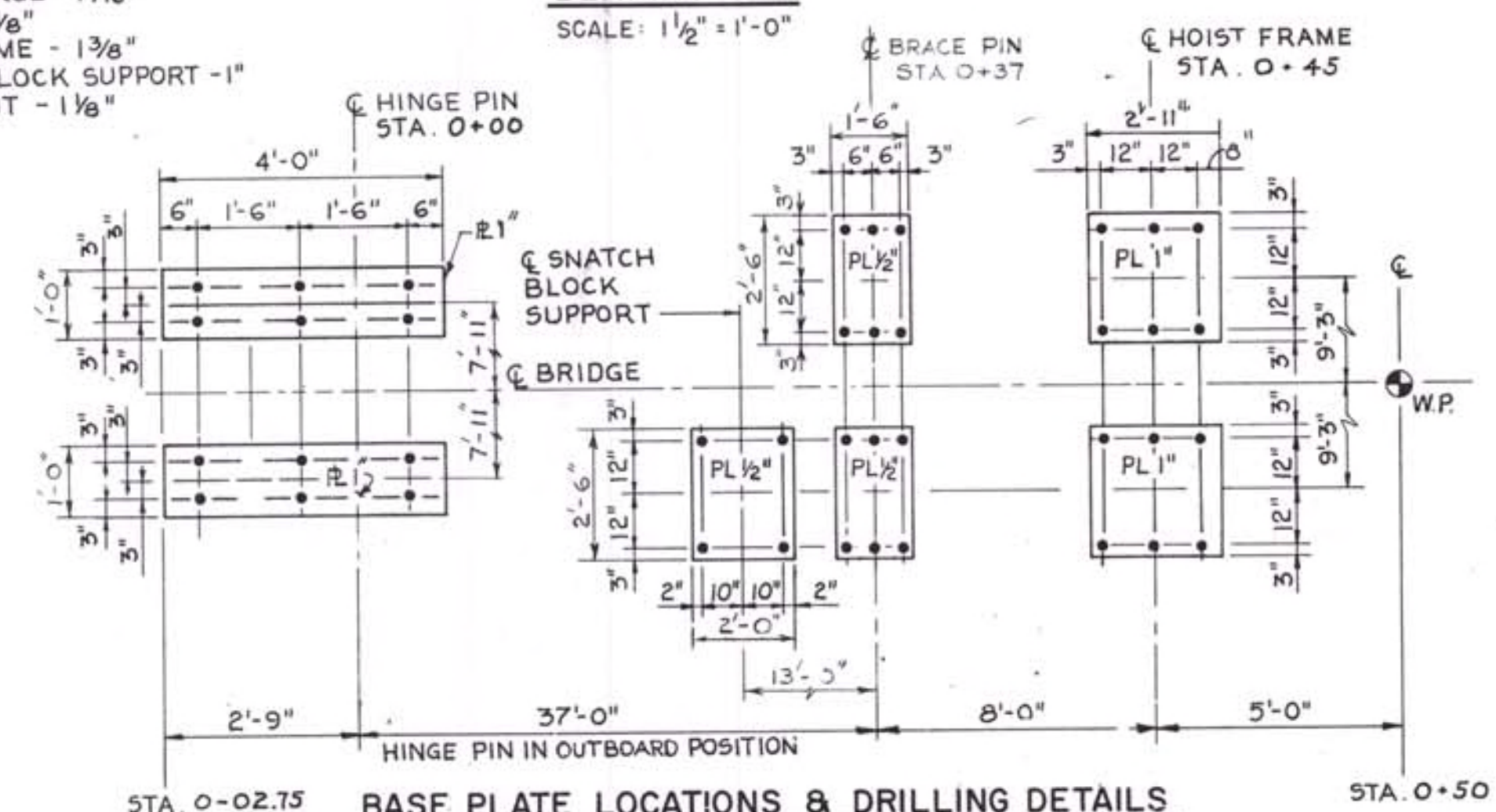
ELEVATION

SECTION

BEARING PAD

SCALE: 1 1/2" = 1'-0"

BASE PLATE DRILLINGS:
SLIDING HINGE - 1 1/16"
BRACE - 1 1/8"
HOIST FRAME - 1 3/8"
SNATCH BLOCK SUPPORT - 1"
SIDE STRUT - 1 1/8"



BASE PLATE LOCATIONS & DRILLING DETAILS

NOT TO SCALE



MAGUIRE
Architects • Engineers • Planners
CE MAGUIRE, INC., Waltham, Massachusetts

NANTUCKET FERRY TERMINAL
WOODS HOLE, MARTHA'S VINEYARD
AND
NANTUCKET STEAMSHIP AUTHORITY
U.S. URBAN MASS TRANSPORTATION ADMINISTRATION
PROJECT NO. MA-03-0083

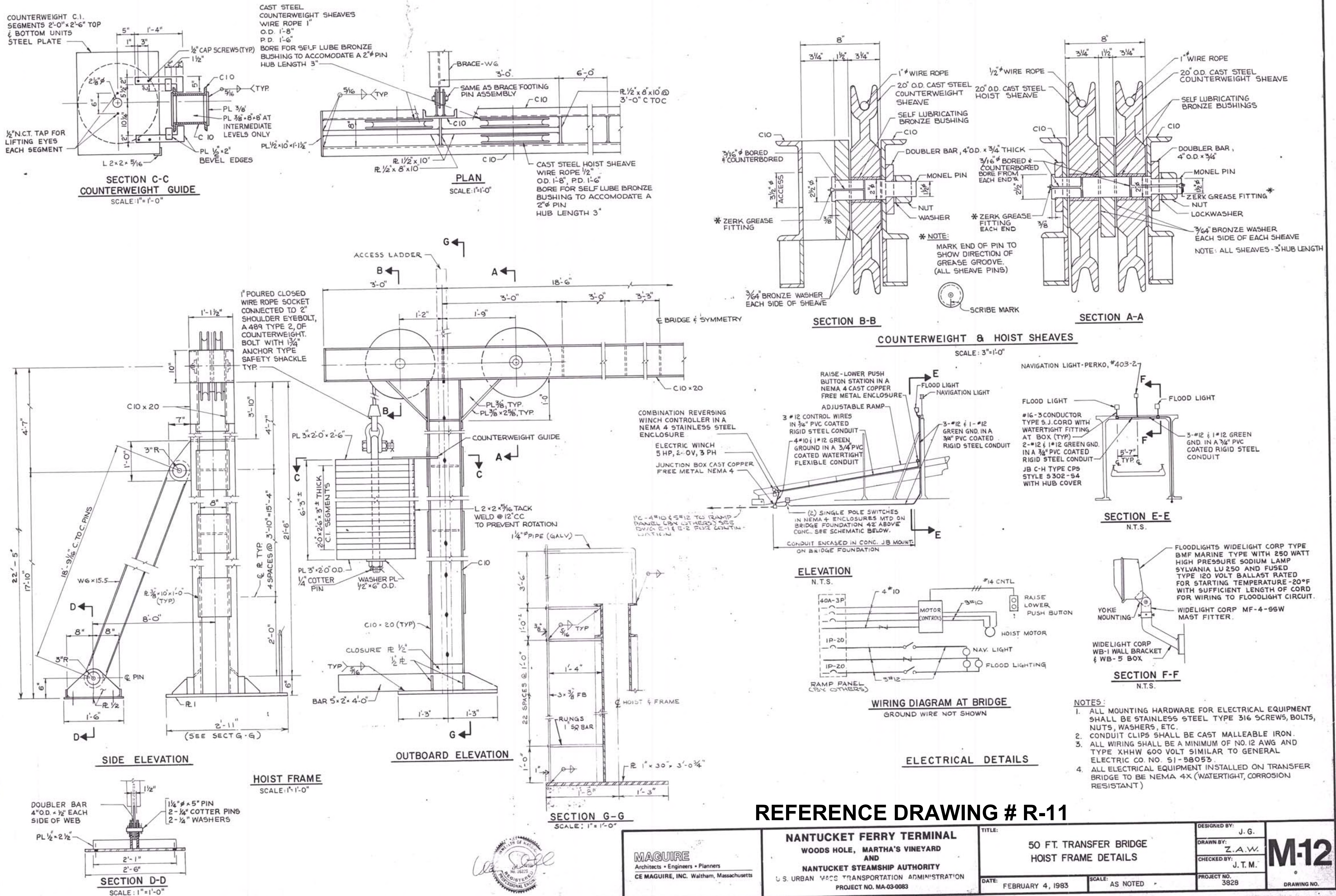
TITLE:
**50 FT. TRANSFER BRIDGE
PLANS AND ELEVATIONS**

DATE: FEBRUARY 4, 1983
SCALE: 1" = 1'-0" OR AS NOTED

DESIGNED BY: J. G.
DRAWN BY: Z. A. W.
CHECKED BY: J. T. M.
PROJECT NO. 3828

M-10
DRAWING NO.

REFERENCE DRAWING # R-9



Category	Goal	Description	Priority	Key Dates	Previous Status	Current Status
Grants	MHC Grant for local survey plan	Apply for MHC grant to continue survey work for fish lots and Brant Point – Phase III work has begun	High	9/10/2023		
Grants	CPC Grant for local fund	Create a subgrant program for historic preservation – first apply for CPC funds, then federal/state funds	Medium	9/9/2023		
Grants	CPC Grant for local Structures	Support the historic preservation of beach concession stand structures – first apply for CPC funds, then federal/state funds	Medium	9/9/2023		
Grants	Support CPC Grants	Support CPC Grants underway for Winter Street cobblestone project; PIN/NPT Presentation on 7/21/2023	Medium	07/21/23		
Grants	NPS Grants	Explore the possibility of utilizing NPS funds for local projects - Training materials sent to the team	Medium	9/9/2023		
CLG	Governance	Set-up meeting for members of CLG (HDC) to complete requirements to maintain the status – Meeting completed 6/1/23; follow-up scheduled	High	8/1/2023		
CLG	Tax Credits	Review any Historic Tax Credit Applications	Medium	Ongoing		
CLG	Education	Summarize <i>Building with Nantucket in Mind</i> - create a short video with correct/incorrect samples and post on website	Medium	6/30/2023		
Education	NHC/CLG education	Continuing education for commissioners from MHC – appoint training captain to streamline relevant material	Low	Ongoing		
Education	Community education	Partner with Egan Maritime to educate the public about the recent shipwreck discovery – Holly to contact Carlisle J after hearing from state archaeologist David Robinson	Medium	Summer 2023		
Education	Workshop	Do another NAREB workshop – workshop completed 6/7/2023	Medium	6/7/2023		
Engagement	Engage peer organizations	Ongoing collaboration with our private cohorts (NPT, PIN, Sconset Trust, NHA, etc.) and reach out to minority groups	Medium	Ongoing		



= on track



= with risk



= Past due



= Not started



= Complete

MAIN STREET RESTORATION, REHABILITATION, AND ACCESSIBILITY PLAN



AN APPLICATION TO THE NANTUCKET COMMUNITY PRESERVATION COMMITTEE

FROM THE NANTUCKET HISTORICAL COMMISSION
AND
THE NANTUCKET COMMISSION ON DISABILITY



Synopsis

Title: Main Street Restoration, Rehabilitation, and Accessibility Plan

Organization: The Nantucket Historical Commission (Town of Nantucket) in collaboration with the Nantucket Commission on Disability (Town of Nantucket)

CPC Funding Request: \$85,720

Synopsis:

The Nantucket Historical Commission, in collaboration with the Nantucket Commission on Disabilities and with assistance from the University of Florida Preservation Institute Nantucket (PIN) and others, proposes to develop a new design methodology and approach for evaluating the myriad of geometric options for regrading, restoration and rehabilitation of the street and sidewalk along historic Main Street, Nantucket Island's most significant historic street, from South Water Street to Gardner Street. This approach will balance historic considerations, MAAB accessibility requirements, meeting set points such as existing threshold heights of historic buildings and historic elm tree root levels, all while allowing for earlier and more informed public input. The design methodology and plan builds on information compiled to date by the NHC and collected by PIN as part of the previously awarded Historic Streetscape Preservation Master Plan. Primary components of the restoration and rehabilitation plan are:

1. Using digital point-cloud imaging of Main Street collected by PIN, construct a parametric model of design options along portions of Main Street targeted for rehabilitation.
2. Research, identify, and recommend appropriate like-kind material for use in the restoration, where necessary.
3. Evaluate tree condition and develop methodology to manage historic trees, which are a primary challenge of accessibility and rehabilitation.
4. Using the parametric model and architectural drawings, develop a design schematic for a MAAB compliant restoration and rehabilitation of the street.
5. Hold two public information sessions to respond to public input and concerns, educate, and build public support for the restoration and rehabilitation of Main Street.
6. Deliver a final schematic plan for accessibility and restoration of the street.

Rehabilitating Main Street is a challenging problem significant to historic preservation and accessibility goals on Nantucket, a Complete Streets Community. To date, the problem has seemed almost intractable because of its scope and complexity. The ultimate goal of the project is to provide the Town of Nantucket with a new parametric design methodology that will allow for earlier and more informed public input on the myriad geometric design possibilities that exist for balancing multiple competing design criteria, variables, and fixed "set points" such as existing threshold heights, historic entrance configurations, accessible at grade entrances, accessible cross slopes, gutter drainage slopes, curb heights, accessible widths for sidewalk travel lanes, root heights of historic elm trees, bike parking areas, etc. The deliverables from this grant will provide Nantucket with an actionable concept design for restoration and rehabilitation of this important historic streetscape, by employing a new parametric design methodology with better informed, earlier public input into a wider range of design possibilities to best balance multiple concerns and criteria.

APPLICANT INFORMATION

Project Title: Main Street Restoration, Rehabilitation, and Accessibility Plan

Name of Organization: The Nantucket Historical Commission, in collaboration with the Nantucket Commission on Disabilities

The Nantucket Historical Commission
Planning and Land Use
2 Fairgrounds Road
Nantucket, MA 02554

The Nantucket Commission on Disability
Town of Nantucket
16 Broad Street
Nantucket, MA 02554

Location of Project:
Main Street and Main Street Sidewalks; originating at S. Water Street (map 42.3.1 parcel 135) and continuing to the Civil War Monument at the intersection of Gardner Street (map 42.3.3 parcel 152).

Telephone: (617) 697-6429

Fax n/a

Email:
nhc@nantucket-ma.gov
hrayport@mac.com
comdis@nantucket-ma.gov

Website:
<https://nantucket-ma.gov/439/Nantucket-Historical-Commission>
<https://www.nantucket-ma.gov/302/Commission-on-Disability>

Contact Person:
Hillary Hedges Rayport, Chair, Nantucket Historical Commission
Brenda McDonough, Facilitator, Nantucket Commission on Disability

Federal Tax Identifier: 04-600-1236

APPLICANT BACKGROUND

The Nantucket Historical Commission is the Town of Nantucket's municipal commission responsible for preservation planning. The all-volunteer Commission is made up of seven commissioners and three alternate commissioners, each appointed by the Select Board for

staggered three year terms. The Commission was created by a vote at Town Meeting in 2005, when the electorate adopted MGL Chapter 40 section 8D, Historical Commission.

The Commission has been active in its current form since July 1, 2019. Shortly after its appointment, the Town hired its first Preservation Planner, Ms. Holly Backus, who serves as staff liaison to the Commission.

Over the past nearly two and a half years, the NHC has achieved a number of important milestones for preservation on Nantucket:

- Applied for and received the designation of Certified Local Government, a partnership between the U.S. Park Service, the Massachusetts Historical Commission, the NHC, and the HDC. This designation is reserved for localities most deserving of recognition for preservation capability, and brings with it increased funding and access to technical programs.
- Applied for and received a \$26,500 grant from the MHC for surveying historic resources on Nantucket.
- Contributed to local preservation initiatives, research, and education, including a special focus on Nantucket's historic pavement.
- Assisted the Nantucket Sewer Department with an MHC review of the Sewer Force Main #3 project and protection of historic resources.

Commissioners:

Hillary Hedges Rayport, Chair

Hillary has had a 20 year career in investment and entrepreneurial management in New York, London, and Boston. She has been a seasonal resident of Nantucket for 16 years. She is a Trustee of the Nantucket Atheneum and the principal researcher, author, and advocate on the Historical Commission. She is a candidate for a Masters in Preservation Studies from Boston University, expected in 2023. Hillary also holds an AB from Princeton University and an MBA from Harvard Business School.

Angus Macleod, Vice Chair

Angus is an award winning architectural designer with over 35 years of experience in the field of architectural design, building, and preservation on Nantucket Island and in Boston. In addition to his work with the NHC, Angus also serves on the 'Sconset Advisory Board and the Historic Structures Advisory Board of the HDC. He is a Director of the Nantucket Preservation Trust.

David Silver, Secretary

David is a realtor with Maury People and a year round resident of Nantucket. He received his BA in History from the University of South Carolina in 2018.

Thomas Murray Montgomery

Tom has 35 years of experience with restoration carpentry on Nantucket. He has pursued coursework at the North Bennet Street School, worked with SPINEA (Now Historic New England) and personally worked on many of the most well known historic structures on Nantucket, including the West Brick, the Christopher Starbuck House (pre 2005 gut renovation) the Richard Gardner House. He is a trustee of the Coffin School, where he oversaw a \$500,000 building restoration funded in part by CPC funds. Tom is currently retired.

Georgia Raysman

Georgia is a retired tax attorney and a former President and Chairman of the Nantucket Preservation Trust, where she initiated the Preservation Easement Program. She is a resident of 'Sconset and a volunteer with the 'Sconset Civic Association and 'Sconset Trust.

Milton Rowland

Mickey Rowland recently retired after a 40 year career as an architectural designer on Nantucket, 38 years with his own firm. In addition to volunteering with the NHC, Mickey serves on the Historic Structures Advisory Committee of the HDC, the Traffic Safety Advisory Committee, and is Chair of the Commission on Disability. Mickey is also a Director of the Nantucket Preservation Trust, and has served on the Capital Programs Committee for the Town. Mickey has a BSE in Civil Engineering from the University of Vermont.

Clement Durkes

Clement is a year round resident of 'Sconset and a retired educator. She holds a BA in Art History, with honors, from Northwestern University. She also serves as President of the 'Sconset Trust and is a Trustee of the Nantucket Atheneum.

Susan Handy (Alternate)

Prior to her career as a restaurateur, Susan was a practicing archeologist on Nantucket and in the American Southwest. She also volunteers with Sustainable Nantucket. She holds a BA in Biological Anthropology from UCLA and a Masters in Archaeology from Cal State.

Ben Normand (Alternate)

Ben has been working as an architectural designer on Nantucket since 2006. He also serves on the Sign Advisory Committee to the HDC. He holds a BA in Environmental Studies and Studio Art from the University of Vermont.

Barbara Ann White (Alternate)

Barbara is a retired history teacher with the Nantucket Public Schools. She is a research fellow with the Nantucket Historical Commission. She is the author of four books on history, with a special focus on African American History on Nantucket.

The Commission on Disability

The Commission on Disability has been active on Nantucket for over 30 years. The Commission represents and advocates for the needs and interests of the disabled community living on or visiting Nantucket Island.

The purpose of the commission is to coordinate programs with the Massachusetts Office on Disability in order to bring about full and equal participation in all aspects of life in the Town of Nantucket for people with disabilities.

The Commission works in cooperation with the departments and agencies of the Town of Nantucket to bring about maximum participation of people with disabilities.

Members of the Commission are:

Milton Rowland, Chair
Jeanette Topham, Vice Chair
Maribeth Maloney
August Chotkowski
Georgia Ann Snell

Advisors and Stakeholders in the Town

As staff time allows, the NHC and COMDIS will be advised by and liaise with Town staff, including Chuck Larson, Director of Special Projects, and Holly Backus, Town Preservation Planner. The Department of Public Works and Dale Gary, DPW Tree Maintenance, are also important stakeholders.

Consulting Agencies

NHC and COMDIS will comply with MGL Chapter 30B requirements for procurement. We have identified partners who have assisted with the development of this scope of work.

University of Florida Preservation Institute Nantucket

Officially established in 1972, Preservation Institute Nantucket (PIN) is one of the nation's oldest, continually operating field school for historic preservation. The program prepares the next generation of heritage specialists as part of applied research and learning that helps document, conserve and manage the island's historical, architectural and cultural resources.

Simpson Gumpertz and Heger (SGH)

SGH is a national engineering firm that designs, investigates, and rehabilitates structures, building enclosures, and materials. Their award-winning work encompasses building, energy, civil/infrastructure, and science/defense projects in the United States, Canada, and more than thirty additional countries. The firm completed an analysis of cobblestone road construction methodology for the Town of Nantucket in 2020.

designLAB architects

designLAB architects is a firm focused on arts, cultural, and educational projects, many of which use an innovative approach to adaptive reuse combined with environmental sustainability, a philosophy they call Critical Stewardship. designLAB projects include the Headquarters for the International Fund for Animal Welfare in Yarmouthport, the experimental theater for MIT, the contemporary art museum for Mass Art, the expansion of the Concord History Museum, the restoration of the venerable Dartmouth Hall at Dartmouth College and the transformation of the Curley Community Center in South Boston as part of the City's coastal resiliency plan. These commissions, among others, have been recognized by national awards and press, including the American Institute of Architects National Honor Awards, Chicago Athenaeum Architectural Awards, Business Week Awards, Society of College and University Planning Awards and the AIA Committee on the Environment Award.

designLAB and its principal, Bob Miklos, were part of the leadership team of ReMain Nantucket's Envision Resilience challenge in 2020-2021.

Integrated Conservation Resources

Integrated Conservation Resources, Inc. (ICR) and Integrated Conservation Contracting, Inc. (ICC) were founded by Glenn Boornazian in 1987 and are a multi-disciplinary group offering a broad range of architectural conservation services for historic buildings and monuments. Their architectural conservators, conservation scientists, craftspeople, project managers, and construction executives draw from knowledge and experience with historic materials, technologies, and structures to develop, supervise, and implement conservation treatment and restoration programs.

The firms offer a wide-range of services such as conditions survey, research and documentation; laboratory and in-situ testing (including nondestructive testing); development of conservation specifications; implementation of mock-ups and probes; cost estimating; development of long-term maintenance programs; and quality control services during construction. ICC provides general contracting; specialized preservation and conservation contracting; construction management; and project implementation.

Bill Logan, Urban Arborists

Bill Logan founded Urban Arborists, providers of tree care, assessment and management services specializing in the particular challenges of trees in the urban environment. Bill teaches pruning and tree identification at the New York Botanical Garden's School of Professional Horticulture. He also teaches a master class in tree care to foresters of the New York City Department of Parks & Recreation. He has lectured at numerous botanical gardens around the country, including the Arnold Arboretum, the Morton Arboretum, and the Huntington Botanical Gardens. He has published four books of natural history - *Oak: The Frame of Civilization*, *Dirt: The Ecstatic Skin of the Earth*, *Air: The Restless Shaper of the World* and, most recently, *Sprout Lands: Tending the Endless Gift of Trees* - all from WW Norton. As writer and contributing editor to *House & Garden*, *House Beautiful* and *Garden Design*, and as a garden columnist for the *New York Times*, he developed a keen sense of what makes a garden beautiful. He visits and/or consults on all Urban Arborists field work. He is a sought-after consultant to landscape architects, municipalities, companies and individuals. He is an ISA certified arborist and a member of the American Society of Consulting Arborists.

Champoux Landscaping

One of Nantucket's oldest landscaping firms specializing in tree health. Dave Champoux serves as Nantucket's Tree Warden, and son Ben Champoux is also a certified arborist. Both have deep familiarity and appreciation for Nantucket's majestic street trees.

PROJECT INFORMATION

Scope or Concept of Project

The Nantucket Historical Commission, in collaboration with the Nantucket Commission on Disabilities and with assistance from the Preservation Institute Nantucket and partners, proposes to develop a design methodology and concept design for a U.S. Department of Interior standards compliant restoration and rehabilitation of the sidewalk along historic Main Street. The design area is approximately .4 miles, from South Water Street to the Civil War Monument at Gardner

Street. The concept design will build on information compiled to date by the Nantucket Historical Commission and collected by the Preservation Institute Nantucket (PIN) as part of the previously awarded Historic Streetscape Preservation Master Plan (CPC award from FY 2020).

The project will develop a new design methodology and approach for evaluating the myriad of geometric options for regrading, restoration and rehabilitation of the street. The approach will balance historic considerations, MAAB accessibility requirements, meeting set points such as existing threshold heights of historic buildings and historic elm tree root levels, all while allowing for earlier and more informed public input. Primary components of the restoration and rehabilitation plan are:

1. Using digital point-cloud imaging of Main Street collected by PIN to construct a parametric model of design options along portions of Main Street targeted for rehabilitation.
2. Research, identify, and recommend appropriate like-kind material for use in the restoration, where necessary.
3. Evaluate tree condition and develop methodology to manage historic trees, which are a primary challenge of accessibility and rehabilitation.
4. Using the parametric model and architectural drawings, develop a design schematic for a MAAB compliant restoration and rehabilitation of the street.
5. Hold two public information sessions to respond to public input and concerns, educate, and build public support for the restoration and rehabilitation of Main Street.
6. Deliver a final schematic plan for accessibility and restoration of the street.

Rehabilitating Main Street is a challenging problem significant to historic preservation and accessibility goals on Nantucket, a Complete Streets Community. To date, the problem has seemed almost intractable because of its scope and complexity. The ultimate goal of the project is to provide the Town of Nantucket with a new parametric design methodology that will allow for earlier and more informed public input on the myriad geometric design possibilities that exist for balancing multiple competing design criteria, variables, and fixed “set points” such as existing threshold heights, historic entrance configurations, accessible at grade entrances, accessible cross slopes, gutter drainage slopes, curb heights, accessible widths for sidewalk travel lanes, root heights of historic elm trees, bike parking areas, etc. The deliverables from this grant will provide Nantucket with an actionable concept design for restoration and rehabilitation of this important historic streetscape, by employing a new parametric design methodology with better informed, earlier public input into a wider range of design possibilities to best balance multiple concerns and criteria.

The list of tasks was developed in consultation with consulting parties, who also provided estimates for work. The project will comply with Chapter 30B procurement law.

Task 1: Imaging Collection Collect and augment as required existing high resolution 3D terrestrial laser scanning and photogrammetry captured by Preservation Institute Nantucket under the 2020 CPC funded Historic Streetscape Preservation Master Plan project.

PIN proposes additional 3D laser scanning for the project area. The laser scanning methodology will provide an efficient and accurate means of measurement within the parametric model. With CPC's support, PIN laser-scanned the upper and lower Main Street in 2016 and 2013,

respectively, focused on the building facades. In fall 2021, PIN will digitally document the sidewalk of the one-block corner at Centre Street and Main Street. The proposed additional laser-scanning will be added to the existing datasets and benefit three components:

It will help fill the data gaps, such as sidewalk curbs that the previous work missed due to the parallel-parked vehicles (Laser scanning captures visible surfaces and requires a good line of sight.).

Additional scanning will help update some recognizable changes since the last field surveys, such as tree growth and damage/repair of the roads, among others. PIN will determine other components through the discussions with the SGH engineers and others to better facilitate team collaboration and accomplish the project goals. PIN will coordinate with the project engineer to deliver point cloud data in an agreed-upon format for creation of a parametric model.

Deliverable 1: Point cloud data to engineer for parametric model

Deliverable 2: 2D drawings for use in the field to map material conditions

Deliverable 3: 3D Photogrammetry (a technique of creating 3D information from 2D digital photographs) data to augment surface details recording such as brick/stone layouts, when advisable at specific locations to be determined by the team.

Financial Request: Task 1: \$10,500

Task 2: Construct Model Build a parametric 3D computer model of the existing streetscape (street, sidewalks, curbs, street objects, trees, and threshold entries to businesses and houses), using as a data source high resolution 3D terrestrial laser scanning and photogrammetry

Responsibility: Consulting Engineer (scope and pricing provided by Simpson, Gumpertz and Heger, who has performed excellent work for the Town in the past).

- Identify the different conditions to be evaluated (slopes, widths, weights, etc. of all existing elements)
- Identify their variability and desired change in the redesign/regrading of the sidewalk and street:
 - a. Those which are “Set points” that cannot change (e.g., threshold doorway heights to privately owned buildings along the sidewalk)
 - b. Those that can change or vary within certain given parameters (e.g., curb heights, or slopes less than ADA maximum, cover depth on tree roots)
 - c. Those that can change significantly (e.g., roadway elevation or overall sidewalk elevation if fixtures, catch basins, manholes etc. are also reset).
- Write a computer logic/algorithm that will automatically adjust the geometry of the entire parametric 3D computer model streetscape and sidewalk model, within the allowable parameters, when one component or dimension is moved (e.g., by clicking and dragging that point on the model, or by typing in a new height or dimension). Various design strategies will be scored by their geometric suitability for each key location. The system will also allow for selection of final design based on non-geometric considerations.
- Once written, the model will, in a matter of seconds, show how certain changes in the geometry (such as raising a sidewalk elevation to get over high tree roots, or lowering a high curb where parallel parked cars are unable to open doors) will affect the entire streetscape/sidewalk, all the way across both sides of the street, up and down the street from the point of change.

- Create a web-based version of the model which will allow team members and collaborators to explore possibilities on-line.
- Employ the model in public meetings to respond to public input on schematic design possibilities and “what if” scenarios.
- In partnership with the public and stakeholders, generate solutions that best balance the multiple considerations and criteria in the eyes of the public, the stakeholders, and the Town.

Deliverable 1: Interactive parametric model

Deliverable 2: Web based interface

Deliverable 3: preferred design schematics

Financial Request: Task 2: \$38,820

Task 3: Tree Conditions Working with a consulting arborist and Dale Gary, DPW (as available), update and augment existing inventory and conditions report of trees along the route. Identify potential areas of conflict with mature high value trees. Develop strategies for mitigating conflicts and preserving health of trees.

Deliverable 1: Update and expand if necessary existing DPW inventory of trees, including tree type, size, current overall health, special conditions relative to project.

Deliverable 2: Toolkit of strategies for preserving tree health throughout and after the project.

Deliverable 3: It may be necessary to perform a root investigation of high value trees, which involves an arborist removing soil and investigating the branching structure of the roots.

Financial Request: Task 3: \$6,300 - \$13,300

Task 4: Existing Conditions Assessment & Treatment Recommendations

Identify existing conditions of street, curb and sidewalk materials and provide recommendations and specifications for restoration, repair, replacement, re-setting as required for accessibility, safety and long-term material stability. All recommendations will be coordinated with the MAAB accessibility guidelines and the Secretary of the Interior’s Standards.

Deliverable 1: Detailed survey and conditions report on identified areas requiring historic restoration

Deliverable 2: Restoration requirements, treatment options and materials recommendation

Deliverable 3: Final restoration report

Final report to include photos, drawings, and written narrative about the restoration requirements [findings and recommendations for restoration and rehabilitation, types, quantities, sources, and pricing of materials]

Financial Request: Task 4: \$15,950

Task 5: Community Engagement and Final Schematic Design Create a schematic design plan based on the accessible streetscape plan developed with the assistance of the parametric model. The final plan will balance accessibility and safety, recommendations for historic pavement restoration, appurtenances, and landscape. All recommendations will follow MAAB accessibility guidelines. The team will collaborate to resolve any areas of conflict between the preservation

recommendations and new design recommendations. The team will participate in two community meetings to present the project findings, discuss areas of conflict, community needs, and gather and respond to public input.

- Coordinate and confirm material palette
- Material selection and development of typical details
- Resolution through sketch details of unique conditions typical at secondary street intersections
- Community meetings via zoom: initial and final.

Deliverable 1: Preliminary 2D drawings of restored and rehabilitated streetscape, including materials.

Deliverable 2: initial community meeting (90 mins)

- overview of streetscape project including background, historical context, goals + break out sessions by locale + survey using online voting by preference.

Deliverable 3: Final Community Meeting (90 mins)

- review of earlier presentation
- Demo and interactive design with parametric model
- prepare + present recommended strategy
- break out sessions + online voting if required

Deliverable 4: Final Design Schematic

Financial Request: Task 5: \$7,150

Project Objectives

Describe how the project accomplishes the goals and objectives of the CPA, and relevance to community.

The project meets the object for historic preservation of community resources. While the project is not an open space or recreation project per se, it does improve walkability of the downtown historic district.

Rehabilitating Main Street is a challenging problem significant to historic preservation and accessibility goals on Nantucket, a Complete Streets Community. Achieving preservation goals, transportation goals, and maintenance goals simultaneously is a significant challenge for the Town. Because of this, Main Street's sidewalks have fallen into considerable disrepair, becoming dangerous to pedestrians and, in places, impassible to those who require mobility assistance.

While it may be possible to design a restored and accessible Main Street without a parametric model, drafters would quickly come up against limitations of existing conditions. It would be practically infeasible to respond in a timely fashion to public concerns or change requests. As a result, sub-optimal solutions are often tolerated for expediency. Alternatively, projects can bog-down because of unresolvable public opposition or new information and considerations that arise late in the process. The innovative model will allow a responsive, and responsible, interactive

design process where literally hundreds of alternative solutions may be considered before the optimal solution is finally chosen.

The project addresses three goals important to the community: preservation of historic resources, stewardship of trees, and walkability and accessibility. By addressing all three goals simultaneously, we believe this project will have maximum success and earn the confidence of the public.

The project is also aligned with the Select Board's strategic goals, which include historic preservation and walkability.

PROJECT PLAN & FINANCES

CPC Funding Request (Total)

Total CPC funding request is \$85,720 and is based on an estimates provided by PIN, ICR-ICC, SGH, Urban Arborists, and designLAB. The project will be subject to the bidding requirement of MGL Chapter 30B.

Main Street Restoration, Rehabilitation, and Accessibility Plan

BUDGET

Task 1	Image Collection		Estimate	estimated by
	Deliverable 1	Augment and deliver Point Cloud Data		
		3 days data collection; 3 days processing	3200	UF/PIN
		Expenses	800	UF/PIN
	Deliverable 2	2D drawings for use in field	2500	UF/PIN
	Deliverable 3	3D Photogrametry as required for model	3700	UF/PIN
		expenses	300	UF/PIN
		Subtotal Task 1	\$10,500	
Task 2	Construct Parametric Model			
	Deliverable 1	Interactive parametric model		
	Deliverable 2	Web based interface		
	Deliverable 3	preferred design schematics		
		<i>See detailed estimate from SGH, Attached</i>	\$38,820	SGH
Task 3	Tree Conditions			
	Deliverable 1	Inventory of existing trees		
		2 days	4000	Champ/Bill Logan
		Travel Expenses	800	NHC
	Deliverable 2	Toolkit of strategies	1500	Bill Logan
	Deliverable 3	(if necessary) Root exploration	7000	Champ

		Subtotal Task 3	\$13,300	
Task 4	Existing Conditions Assessment & Treatment			
	Deliverable 1	Existing conditions: historic materials		
		Estimate missing and replacement material	\$7,300	UF/PIN
		Expenses	\$1,000	UF/PIN
	Deliverable 2	Restoration Requirements & Material Recommendations		
		Review Documentation 4 person hrs.	690	ICR
		Detailed Field Study and Analysis		
		2 people 1 day	2760	ICR
		<i>Treatment Options</i> 2 people 1 day	2760	ICR
	Deliverable 3	final report: restoration	1440	ICR
	Subtotal Task 4		\$15,950	
Task 5	Community Engagement and Final Schematic			
	Deliverable 1	Preliminary 2D Drawings		
		One day field survey		
		2 team meetings		
		materials selection and design		
		resolution through sketch, unique conditions	2800	DL
		Travel expenses	250	DL
	Deliverable 2	Initial Community Meeting	500	DL
	Deliverable 3	Final Community Meeting	500	DL
		expenses (zoom facilitation)	500	NCTV
	Deliverable 4	Design Schematic rehabilitation + accessibility	1400	DL
		Compiling final design schematic (PIN)	1200	PIN
	Subtotal Task 5		\$7,150	
	Grand Total		\$85,720	

Project evaluation and maintenance (Describe how you will monitor progress to identify what works and what needs improvement after the project is completed. Indicate how continuation of the project will be secured after the grant.)

Long-term integrity of the project upon completion

Main Street is a municipal street and the Town of Nantucket is responsible for its maintenance. We hope that by solving for restoration and accessibility issues and building public support, the Town will be well positioned to initiate development of construction plans and proceed with



CLIENT Grant application

SUBJECT Nantucket Historic Sidewalks and Streets - Parametric Regrading Study

SHEET NO. 1 of 1

PROJECT NO. _____

DATE 9 Sep 21

BY C. Sjoberg

CHECKED BY M. Bronski

2021 Rates

		Estimated Person-Hours				Fee Summary by Task		
Role:		Computer/Graphics Specialist II	Computer/Graphics Specialist	Computer/Graphics Specialist	Principal	Estimated Labor	Estimated Expenses	Total Cost
Name:		Sjoberg , Christian	Konicki , Matthew	Maleki , Hana	Bronski , Matthew			
Rate:		\$170	\$130	\$130	\$330			
Task No.	Description						0%	
1.0	Point Cloud Processing	24		20	4	\$8,000		\$8,000
1.1	Point Cloud Cleanup and Filtering	8		8		\$2,400		\$2,400
1.2	Key Features extraction	8		12		\$2,920		\$2,920
1.3	Coordination with team - UF, PIN, NHC, NCD et al	8			4	\$2,680		\$2,680
3.0	Parametric Model	32		36	4	\$11,440		\$11,440
3.1	Parametric Ramp Configurations	8		12		\$2,920		\$2,920
3.2	Layout/Options algorithm	20		24		\$6,520		\$6,520
3.3	Coordination with team - UF, PIN, NHC, NCD et al	4			4	\$2,000		\$2,000
4.0	Optional - Web Based 3D Tool	26	20	12	2	\$9,240		\$9,240
4.1	Base Site Setup and UI	8	8	4		\$2,920		\$2,920
4.2	Web Based Parametric Modeling Functions	16	12	8		\$5,320		\$5,320
4.3	Coordination with UF, PIN, NHC, et al	2			2	\$1,000		\$1,000
5.0	Optional - Presentation Images	10		24	4	\$6,140		\$6,140
5.1	Optional - Develop presentation drawings	8		24	2	\$5,140		\$5,140
5.2	Coordination with NHC, et al	2			2	\$1,000		\$1,000
6.0	Virtual Public Meetings	8			8	\$4,000		\$4,000
6.1	Meeting #1 - Coordinate, prep and participate virtually via Zoom or similar	4			4	\$2,000		\$2,000
6.2	Meeting #2 - Coordinate, prep and participate virtually via Zoom or similar	4			4	\$2,000		\$2,000
Total Person-Hours		100	20	92	22	234		
						\$38,820		
Notes: Expenses are estimated as 0% of labor							\$0	
							Total Fee	\$38,820

construction. A well designed historic street should maintain its integrity for generations to come, given adequate maintenance.

SUPPORT DOCUMENTS

Letters

1. Letter from Ms. Holly Backus, Preservation Planner, Town of Nantucket
2. Letter from Mr. Chuck Larsen, Special Project, Town of Nantucket
3. Letter from Ms. Mary Bergman, Executive Director, Nantucket Preservation Trust
4. Letter from David and Ben Champoux, Nantucket Tree Advisory Committee and Tree Warden
5. Letter from Allen Reinhard, Chairman of Roads & Rights of Way Committee

Pertinent studies or statistics

Preservation Engineering Study on Historic Cobblestone Paving

Copy of most recent Income

Tax Form 990

Copy of last certified audit

As the applicant is part of the Town of Nantucket, we expect these documents are not necessary. However, they can be provided if necessary.

Certificate of Non-Collusion*

Tax Compliance Certification*

Memorandum of Understanding*

* Signature pages attached with email from Gregg Tivnan, for execution when administrator returns from vacation.



Planning and Land Use Services

Building • Historic District Commission • Planning Board • Zoning Board of Appeals

September 9, 2021

Mr. Ken Beaugrand
Nantucket Community Preservation Committee
4 Winter Street
Nantucket, MA 02445

Dear Mr. Beaugrand:

As staff liaison to the Nantucket Historical Commission, I am writing to support their application for a Community Preservation Committee grant. This proposal with the Nantucket Commission on Disability will help assist the Town in both restoring historic Main Street and improving accessibility on this historically significant Main Street in the heart of our National Historic Landmark District.

The restoration and rehabilitation of Nantucket's Main Street is very important. This proposal builds on the on-going survey and research by the Nantucket Preservation Trust and the University of Florida's Preservation Institute: Nantucket. Having appropriate preservation specifications will assist the Town in a more feasible manner moving forward. I hope you will see the overall benefits of this project and award this grant.

Very truly yours,

Holly E. Backus,
Preservation Planner
Local CLG Coordinator
Local HMP Coordinator
Town of Nantucket



TOWN AND COUNTY OF NANTUCKET

16 Broad Street
Nantucket, Massachusetts 02554
Telephone (508) 228-7255
Facsimile (508) 228-7272
www.nantucket-ma.gov

September 9, 2021

Mr. Ken Beaugrand
Chairman
Nantucket Community Preservation Committee
4 Winter Street
Nantucket, MA 02445

Dear Mr. Beaugrand:

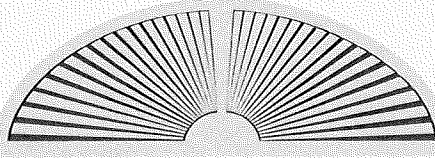
I'm writing to support the Nantucket Historical Commission's application for a Community Preservation Committee grant. The NHC proposes to work together with the Nantucket Commission on Disability to create conceptual designs for a restored and accessible Main Street, from the Pacific Club to the Civil War Monument.

Improving accessibility and restoring historic Main Street is a significant project for the Town and involves many complexities. The NHC and COMDIS propose an innovative approach using parametric modeling to optimize design for accessibility, while also considering existing conditions such as historic pavement, sidewalks, mature trees, curbing, drainage and utilities for the cross-section of the street and Right-of-Way. The model will allow for an incremental and interactive design process, enabling the Town and stakeholders to consider options and assist with public outreach sessions.

The proposal builds on survey work and research previously completed by the NHC, the Nantucket Preservation Trust, and the Preservation Institute Nantucket. The work done by the Town with a Massachusetts Municipality Vulnerability Preparedness grant to visualize sea-level rise scenarios (completed in 2019) will also be provided. I hope you will award the grant, as it will be very valuable to the Town in achieving the long-term goal of restoring and rehabilitating this important and historic pedestrian corridor.

If you have any questions, do not hesitate to contact me at CLarson@nantucket-ma.gov or 804-922-5089.

Charles D. Larson, P.E. PMP, LEED AP BD+C
Manager of Strategic Projects
Town of Nantucket



NANTUCKET PRESERVATION TRUST

Preserving the Island's Architectural Heritage

BOARD OF DIRECTORS

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Pam Waller

Executive Director

Mary Bergman

September 10, 2021

Community Preservation Committee
4 Winter Street
Nantucket, MA 02554

Dear CPC Members,

I am writing on behalf of the Nantucket Preservation Trust to support the Nantucket Historical Commission and Nantucket Commission on Disability's Main Street Restoration, Rehabilitation, and Accessibility Plan.

NHC and NCD hope to balance historic preservation and accessibility requirements while providing an actionable plan for historic street repair. This project will build on the previously CPC awarded Historic Streetscape Preservation Master Plan. Ensuring Main Street (noted by urbanist John Massengale as one of the most beautiful places in American) retains its historic fabric and meets accessibility goals is important not just to the Nantucket community, but to anyone who visits our island.

I hope the committee will look favorably on this important historic preservation project.

Sincerely,


Mary Bergman
Executive Director

September 9, 2021

David Champoux - Nantucket Tree Warrden
Chair Tree Advisory Committee

Ben Champoux - Member Tree Advisory Committee

Mr. Ken Beaugrand - Chairman
Nantucket Community Preservation Committee
4 Winter St
Nantucket, MA 02554

RE: Street/Sidewalk & Tree Scape digital modeling project Grant Application

Dear Ken & Committee,

Both Ben and I support the above referenced endeavor. It will be a great tool going forward to help improve, preserve and catalog our town's historic street/sidewalk and tree scapes.

We hope you will approve the Grant Application.

Best Regards,

David A. Champoux

A handwritten signature in black ink, appearing to read 'D. Champoux', written over a light gray rectangular background.

Ben Champoux

A handwritten signature in black ink, appearing to read 'B. Champoux', written over a light gray rectangular background.

From: [Allen Reinhard](#)

Sent: Friday, September 10, 2021 12:46 PM

To: [Ken Beaugrand](#)

Cc: [Milton Rowland](#); [Allen Reinhard](#)

Subject: CPA Application Main St. Sidewalks

Ken,

Mickey Rowland recently contacted me to ask that I send a note supporting the application for a sidewalk survey of upper Main Street and the south side of lower Main St. The Roads & ROW Committee spent two years rating the condition of all the sidewalks in the Historic District with a special focus on Main Street. I personally support a professional survey of the condition and development of a plan to improve the poor condition of the sidewalks on Main Street. The sidewalks and curbs in this area are in very poor condition especially in light of the fact that this street is at the heart of the town's Cultural District and visitors are encouraged to walk. The crosswalks and curbing pose a hazard for the elderly and disabled members of our community. The surfaces of the sidewalks vary from brick to flagstone and other materials and are seriously disturbed by tree roots and other hazards .

I support the CPA application for a survey of sidewalks on this historic street.

Allen Reinhard

Subject: RE: NHC + CPC grant
Date: Thursday, September 9, 2021 at 8:12:07 AM Eastern Daylight Time
From: Ken Beaugrand
To: Hillary Hedges Rayport
CC: Georgia Raysman, Mick Rowland, Gregg Tivnan, Ken Beaugrand

Submit with a copy of Greg's email Thanks Ken

From: Hillary Hedges Rayport <hrayport@mac.com>
Sent: Wednesday, September 8, 2021 2:10 PM
To: Ken Beaugrand <kbeaugrand@nantucket-ma.gov>
Cc: Georgia Raysman <georgiaraysman@gmail.com>; Mick Rowland <mick@miltonrowland.com>; Gregg Tivnan <gtivnan@nantucket-ma.gov>
Subject: Re: NHC + CPC grant

Thank you for this info, Gregg.

Ken, the application is due on Friday but Libby is away until Monday. Can you advise about how we should handle the signature pages?

Many thanks!
Hillary

From: Gregg Tivnan <gtivnan@nantucket-ma.gov>
Date: Wednesday, September 8, 2021 at 8:58 AM
To: Hillary Hedges Rayport <hrayport@mac.com>
Cc: Georgia Raysman <georgiaraysman@gmail.com>, Mick Rowland <mick@miltonrowland.com>, Ken Beaugrand <kbeaugrand@nantucket-ma.gov>
Subject: RE: NHC + CPC grant

Hi Hillary. What a summer it was! I am happy to have Fall creeping in.

I confirmed with Brian Turbitt who is the Town's Chief Procurement Officer that the TM must sign the 30B documents. I can make sure she sees them upon her return next Monday.

That is also the correct tax id for the Town and the one that should be used. There is a separate tax id for the county but not needed in this case.

I am not aware of anything else you would need. The CPC RFP follows Ch30B and is pretty straight forward; plus you have an ace in the hand: Ken!

Good luck!

Gregg

From: Hillary Hedges Rayport <hrayport@mac.com>
Sent: Tuesday, September 7, 2021 12:40 PM
To: Gregg Tivnan <gtivnan@nantucket-ma.gov>
Cc: Georgia Raysman <georgiaraysman@gmail.com>; Mick Rowland <mick@miltonrowland.com>; Ken

Beaugrand <kbeaugrand@nantucket-ma.gov>

Subject: NHC + CPC grant

Dear Greg:

I hope you had a great summer and a nice holiday weekend. I'm writing in search of some information about Town of Nantucket accounts and procedures. The Historical Commission is preparing an application for a CPC grant. I've copied two colleagues at the NHC who are helping with the application, and Ken Beaugrand, who has been advising us as well.

The grant application says the following:

"The Tax Compliance Certification, Certificate of Non-Collusion and Memorandum of Understanding must be included with the proposal. The authorized individual(s) must sign these forms."

I've attached the signature pages that are expected with the submission. My question is, who should sign these forms?

Could you advise? And, could you also advise about the tax-ID number we should use? The assessors office applied for a grant and used ID number: 04-600-1236
Is this the ID number we should use, or a different one?

Lastly, is there anything else we need to consider as part of the application? I'll mention that I am aware we will be subject to procurement regulations, should we be lucky enough to receive the grant.

Many thanks!

Hillary

This email was scanned by Bitdefender

Subject: RE: NHC CPA grant

Date: Friday, September 10, 2021 at 2:43:10 PM Eastern Daylight Time

From: Jason M. Bridges

To: Hillary Hedges Rayport

CC: Mick Rowland

Dear Mr Beaugrand,

I am writing in support of the Nantucket Historical Commission's application for a grant that will help improve our historic Main St in multiple ways. As the Chair of the Bicycle and Pedestrian Advisory Committee (BPAC), I have experienced the challenges of improving streets, sidewalks, and crosswalks in the historic downtown for multiple modes of transportation.

I urge you and your committee to award this grant to NHC as it will give many organizations and stakeholders the tools they need to restore and rehabilitate such an important part of Nantucket history.

Thank you for your time,

Jason Bridges
Bicycle & Pedestrian Advisory Committee

From: Hillary Hedges Rayport [hlayport@mac.com]

Sent: Thursday, September 9, 2021 1:45 PM

To: Jason M. Bridges

Cc: Mick Rowland

Subject: NHC CPA grant

Hi Jason,

As promised in our text exchange yesterday, I will call you later today about the CPA grant the NHC is working on with COMDIS (Mickey is copied on this email). I know sometimes it's easiest to talk on the phone.

We are hoping you will contribute a letter of support for the grant. I've attached the two letters of support for your reference (both will be included in the grant application)

Given your initiatives on BPAC, it would mean a lot to have your support for our grant, in the form of a short letter of support.

Time is a consideration – and I'm sorry I am not giving you more notice – we are printing the grant application tomorrow at 10am. We can receive the support letter anytime up until then.

While a letter is traditional, even an email will do.

I will call later – but I didn't want to wait longer before sending you this information.

Kind Regards,
Hillary

CERTIFICATE OF NON-COLLUSION

The undersigned certifies under penalties of perjury that this bid or proposal has been made and submitted in good faith and without collusion or fraud with any person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.

Signature of person signing bid or proposal

Print Name

Title

Name of Organization / Business

Date

TAX COMPLIANCE CERTIFICATION

Pursuant to M.G.L. 62C, §49A, I certify under the penalties of perjury that, to the best of my knowledge and belief, I am in compliance with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

Federal Employer ID Number

Name of Corporation

By: _____
President's Signature

Print Name

By: _____
Treasurer's Signature

Print Name

Date: _____

MEMORANDUM OF UNDERSTANDING (page 1 of 2)

1. Funds may only be spent on items listed on the submitted budget in the application. All changes to budgets must be approved by the CPC in advance, otherwise funding may not be distributed.
2. Funding from the CPC may not be used to replace, or free up for any other use, alternate funds or revenue sources.
3. All projects (unless otherwise exempted) must have a deed restriction appurtenant to the CPC Town Meeting Article. Funds for creating, implementing and monitoring the deed restriction may not be derived from CPC funds. The deed restriction must be completed by no later than the time that up to 50% of allocated funds have been utilized. In a case whereby a project is believed to be exempt from such a deed restriction, the Applicant must provide proper documentation supporting this exemption. It is the ultimate decision of the Committee to accept or reject this exemption from the deed restriction.
4. Applicants must make themselves available in a timely fashion to CPC Commissioners. This may include spot checks on and reviews how CPC money is being spent.
5. Applicants must submit digital photographs of the progress on their project to the CPC. Any photographs submitted are to remain the property of the CPC and may be used to show others the benefits of the Community Preservation Act.
6. **Applicants must note the CPC as a funding source for their project. This notation must appear on any materials involving this project (i.e. press releases, brochures, television ads, signage at project sites). *Repetitive failure of the applicant to adhere to this guideline may lead to denial or revocation of funds.***
7. **All town agencies must inform the Town Administrator and Board of Selectmen before submitting a project proposal to the CPC.**
8. Upon submission of this application to the CPC, the signatory acknowledges that they and their organization have reviewed and understand Massachusetts General Laws Chapter 30B and Chapter 44B. Furthermore, this acknowledges that all projects are subject to current and ongoing state and local laws, rules & regulations.
9. Upon submission of this application to the CPC, the signatory acknowledges that the CPC may utilize opinions from the Massachusetts Community Preservation Coalition and other such sources it deems necessary in reviewing the ongoing status of a project.
10. The applicant authorizes the CPC to perform background checks.
11. The signatory of this document indicates that they have the right to enter into contracts for the Applicant.
12. The Applicant understands that violation of any of these rules and regulations may be grounds for the CPC to delay or deny payment of funds (up to the full amount awarded to the project) on said project.

MEMORANDUM OF UNDERSTANDING (page 2 of 2)

Signature of person signing proposal Title

Print Name Date

Name of Organization / Business