

Nantucket Historical Commission

October 20, 2023 Meeting
10AM
131 Pleasant Street, Nantucket

Attendees:

Holly Backus
George Butterworth
Clement Durkes
Rita Carr

Abby De Molina
Mary Bergman
Virna Gonzalez
Tom Montgomery – online
Mickey Rowland – online
Hillary Hedges Rayport – online

Agenda

Note that Rita Carr is chairing the meeting in lieu of Angus MacLeod's absence

- Public Comment *No public comment*
- Commissioner's Comment *No commissioner comments*
- Staff Update *This weekend is memorial of John McLaughlin, long-time town volunteer and HDC Chair emeritus VFW between 1-5PM, military honors at 3PM*
- Discussion of demo delay policies and potential improvements *Review the current zoning bylaw and come-up with specific recommendations. Rita mentioned current delay is for housing purposes but does not mention preservation specifically. Does the 60-day notice present an obstacle → recommends 90-120 days? Interested public has 30 days and that may be extended as well. Abby recommended doing a CLG session with HDC members present together. Bylaw can be beefed up – using data and facts and the fact we do not follow 40C so Nantucket is unique. Research on Cambridge and what they do as well to see if we are comparing apples and oranges. Sub-committee with the Organizational Focus Commissions (OFC) and NHC. Would need to go through the Planning Board as well to go through to ATM. Mary made a comment regarding the 'statement of purpose' not referring to historic preservation – based on HDC utmost authority – review the climate and context of when it was first introduced. Need support of sustainability and housing to help steward the process along. Good foundation created but just need small tweaks. Introducing a definition for deconstruction as an alternative to demolition. Holly wanted to publicly thank NPT with May from Savannah who spoke on the history that it only began after WWII – industrialization of state infrastructure. Mary is asking to see if Andrew would have any advice. George asked for definition of deconstruction – taking a building a part so the parts can be reused. Clement saw a house in Codfish Park be demolished. A lot of contractors will salvage pieces so they can be reused. Virna from ReMain spoke about the satisfaction of reusing material, especially some older materials are more durable than newer materials. Tom spoke about the difference between demolition and dismantle (deconstruction) (Ex. House in Woodbury had a lot of beautiful materials). If anyone wants more information, NPT has the lectures on YouTube. Mary mentioned the home on Sheep Pond Rd that did not have a delay – importance to involve the Coastal Resiliency Committee. Hillary wants to change in the near term to make the current bylaw more effective related to the process. One can start advertising the demolition delay prior to having approval. Should*

have to present Certificate of Appropriateness (COA) from HDC when demonstrating the advertisement notice period. Mickey added that we need the HDC be a part of it as well. Any change that would have to go through ATM being proposed through staff, as Holly did for the curb cut. It was simple so the process was able to be done. She is part of an internal demolition and deconstruction sustainability group. Nantucket's demo delay is more for sustainability. Low-hanging fruit changes can be made but we need to be mindful of prioritization of town employees. Holly would recommend for the commission to provide any specific changes via email. Rita asked for any other next steps – springtime more appropriate for CLG meeting – in meantime send any basic changes to Holly. Holly encourages research for Commonwealth.

- Proposed MA Bill S-1289 – An Act Relative to Installing Solar Energy Systems in Historic Districts Holly spoke about Citizen's Warrant article to have HDC to require solar outside of the historic district as part of the special act. Our design guidelines for sustainability are used as a case study for other historic districts. We have a great track record of allowing solar systems for residents. Holly has requested on behalf of HDC – Mary and Lauren are concerns with editing the special act – and wants to get input from town counsel. Holly has also solicited feedback from Cultivate Heritage Partners (CHP) to get their input. The Town is officially looking to speak to Julian Cyr's office. Old King's Highway is also furious. Abby asked about the timing of the bill. Mary mentioned she had spoken with other communities in Salem and the problem is some communities are better than others in dealing with solar systems. Problem is the view that historic districts are impediments to progress. Question on whether the section that applies to Nantucket is illegal as only dealing with one community. Holly will let us know as soon as she hears from town counsel. National Trust for Historic Preservation helped protect the rights of municipalities. Question on sub-committee with HDC for OFC – other issues took precedence.
- Ongoing survey work
 - Discussion of survey area for FY24 – Brant Point and Cliffside MHC sent out letter announcing the receipt of federal funding. Holly is going to request more funds. Holly will send the next list – still focusing on Brant Point and Cliffside area but ~140 properties is equivalent to \$40K but she believes it should be bumped up. The state is behind – PAL is working on FY22, now we are in procurement for FY23. Application deadline is Nov 15, 2023 and Holly will be putting it in on behalf of the CLG. Wants to include Easton Street due to previous construction dampening activity. We have lots of existing HDC surveys – is in OHD up to Brant Point (done in 88-89 effort). Ex. Driftwood (was demolished) so we can codify their existence. When outsiders research Nantucket, consult MACRIS, so need to educate them to speak with local groups and include older surveys so that there is a record for whatever regulatory review process occurs. Only got ~40 in Brant Point in the first round, but the survey plan outlines ~350 total properties to be surveyed (may include 80s surveys). Consultants are working on creating new surveys and updating existing surveys with the structure still there. Updating the other surveys for surveys on properties that are gone will be additional. FY23 Harborview Way, Hulbert Ave, Jetties Beach, and Jefferson. Still quite a bit left of Brant Point (2-3 years) and then continue onto Cliffside and downtown? Can we get more money to try to due the survey work quicker?

- National Alliance of Preservation Commissioners (NAPC) review *Will be presenting sometime in December 2023 to the HDC and Select Board. Holly is excited to hear from Subject Matter Experts (SMEs) on historic preservation and emphasize Holly has the authority to influence whether something is contributing by the Department of the Interior. No meetings scheduled before the end of the year. Should be able to speak with Angus between now and December, when on island only spoke with staff and HDC Commissioners. Took this on above and beyond any other towns. Will be interested in feedback from both commissions and town leadership – looking for an evaluation.*
 - SWOT Analysis *Has not seen the results of the individual SWOT analyses*
- Other Business Abby reviewed the goals document and will send to the commissioners after the meeting
- Reminder to look at the windmills driving down Madaket Road

Meeting adjourned at 11:53AM