

TOWN AREA PLAN WORK GROUP
Meeting Of November 18, 2022, at 4:00 pm
DRAFT MINUTES FOR REVIEW AND APPROVAL

Attending: Mary Anne Easley, Marsha Fader, Mary Longacre, Mickey Rowland, Lee Saperstein, and Henry Terry.

Guest: Holly Backus, Nantucket Preservation Planner

Absent: Regen Horchow and Alison King

Attendance was verified by a roll call; there was a quorum at all times. The meeting was recorded and can be viewed at the following address:

Meeting Recording:

https://us06web.zoom.us/rec/share/5Ja2dobuPsB9yrRWVhJv0ypEf9uBaSaQ86akf5qSPC5I_7KmJ4T_AHaSWqtvaRv3.gmlyZmJARRnsNBAM

Passcode: S9y0\$Tb#

1. Call to Order.

Chair Henry Terry called the meeting to order at 4:01 pm. Mary Longacre reviewed the rules on remote-attendance meetings and said also that this meeting would be recorded. Attendance was verified by roll call.

2. Agenda Approval.

The agenda was amended to allow the guest speaker to go first; it was approved by acclamation.

3. Minutes Approval.

The next order of business was approval of the draft minutes for the meeting of November 1, 2022; a motion to approve the draft was made by Mary Anne Easley, seconded by Mickey Rowland, and approval was granted unanimously by roll-call vote.

4. Guest Speaker, Holly Backus, Preservation Planner.

Henry Terry introduced Holly Backus, Preservation Planner, who said that she would report on the Island-wide Historic Resources Survey that is underway. The Historic District Commission and the Nantucket Historical Commission are cooperating on producing this survey. They are assisted by a consultant, Public Archaeology Laboratory, www.palinc.com. A federal grant of \$22,500, matched by a Town grant, supports the work of the consultants. She is very hopeful that the grant will be renewed in the next fiscal year. She has been certified as a Local Coordinator and is the point of contact to the consultants.

She shared her computer screen to show the PAL Nantucket plan that includes 49 separate areas (attached). Because history has helped to shape the boundaries of these areas, they are smaller than Nantucket-defined zones; the Town Area, as defined by the Nantucket Planning and Economic Development Commission, NPEDC, includes all or portions of 15 historic areas (attached). She reflected that the Town developed around these distinct areas, which is why it is important to keep them separately identified. She is hopeful that this historic-areas map will become part of the layers list in the Town's GIS mapping system. The survey will eventually include details for all historic structures across the Island. Surveying began in 2012 in selected districts; 'Sconset is well surveyed. The Town's GIS has a layer for the MHC Historic Inventory (MHC = Massachusetts Historical Commission), which is best found by opening the GIS page on the Town's web site, go to www.nantucket-ma.gov and scroll down to the panel for "GIS Maps," then open "Online GIS Maps," then open the tool box for "Themes" found in the upper, right-hand corner of the opening map, and then expand the menu for "Planning" by touching the small down arrow, and finally open "MHC Historic Inventory." Not as complicated as it sounds and simpler than trying to copy the extended URL for that page. If a structure is identified on this map as historic and is touched by a cursor, a small text box opens as does the "Property Record Card," which can be consulted for property details as well as the known construction date.

Brant Point's survey began last year and will be finished in FY 2024. The Fish Lots (Fair and Pine Streets) has been surveyed but details have not been posted to the GIS map. It is expected that this survey will be finished in 2023 and then a survey of the Town Area will begin, although, it, too, will not be done until 2024. The concern for coastal resiliency and the awareness that much of the historic portions of the Downtown Area are on filled tidal lands, creates a high priority for mapping this area. The same concern prevails for the north shore and other coastal communities. At this point, she stopped for questions.

Mary Longacre asked if we could have a portion of the survey for the Town Area that can be inserted into our final document. Holly Backus said that she would ask Nathan Porter, GIS Coordinator to overlay the historic district boundaries onto the GIS map. Mary Longacre and Marsha Fader asked for data that could help them to prepare their subcommittee reports, particularly the occasional commercial use that exists in the Town Area outside of the Commercial Downtown. Holly Backus explained that Nathan Porter could cull the Property Record Cards, which assigns a coded use category for each property, for incidences of a particular use such as single-family homes, multiple occupancy dwellings, commercial enterprises, and vacant lots. The last is very useful for the subcommittee report on potential land development. Mickey Rowland said that he was available to help formulate these census-type questions. Mary Longacre wondered if there could be a summary set of data for all known uses in the Town Area.

Marsha Fader asked about overlapping districts with dissimilar boundaries to which Holly Backus replied that the move to eliminate R-1 districts that surround the Town Area is a good move toward protecting the 1955 Old Historic District, OHC, designation. All zoning changes need to be approved by Annual Town Meeting with a two-thirds majority. While there is some apparent sense in making the OHC and the ROH coincident, Lee Saperstein and Mickey Rowland pointed out the use rules for ROH and R-5 are not the same, particularly for ground

cover and side-lot requirements, thus applying ROH zoning to the edge of the OHC may change use regulations for some property owners. If it is desired to create greater conformability, it may require a structure-by-structure review, which can be helped by completion of the historic structures survey described above. Mickey Rowland opined that the boundaries may not need to be changed. He then asked how many structures are surveyed in a year to which Holly Backus said that 100 per year were done in the Fish Lots and 140 in Brant Point. The entire Island survey could take a decade or more.

At this point, which was 4:58 pm, Henry Terry explained that the committee needed to review progress on the public-interest survey and thanked Holly Backus for her comprehensive report. She indicated that she will be asking Nathan Porter to prepare the overlay map discussed above.

5. Old Business.

Mary Longacre said that the survey was nearing readiness for distribution but there are two questions remaining: whom to ask to respond and several editorial changes to the questionnaire. The first issue is whether or not postcards should be sent only to know property owner or to all residents in the district, which would include renters in the survey. She has met with the Planning Department on the question of whom to survey and they are willing to poll residents as opposed to owners provided the committee understands that there may be limitations on how it uses the collected information.

As for editing the questionnaire, Mary Longacre explained that the Planning Department wanted a few changes: Questions 13 and 17 need to be amended to make them more useful; Questions 23 and 24 ask about pedestrian access and the suggested change was that more options be listed instead of relying on an open-ended text box; Questions 25 and 26 should be combined. A reference to "Quality of Life" may be helped by defining what is meant or by listing "Quality of Life" issues such as noise and lighting. Mary Anne Easley suggested that the edited question ask for issues that would "improve the respondent's quality of life." Henry Terry asked about the survey's release date to which Mary Longacre replied that the first step would be the postcards for which she has a draft but needs to have it reviewed by the printer. Intentionally, the web link will be opened after the postcards are mailed so that the first replies will come from respondents on identified streets. Marsha Fader said that it would be nice if small printed, hand-written signatures could be put at the bottom of the card. Mary Longacre replied that she would edit the postcard and the survey promptly.

6. Adjourn.

After asking if there was anything else to discuss and hearing no response, Henry Terry asked for a motion to adjourn, which was given by Mary Longacre, seconded by Mary Anne Easley, and approved unanimously.

Adjournment came at 5:26 pm.

The next scheduled meeting is Tuesday, December 13, 2022, at 4:00 pm. Until advised otherwise, this meeting will be by Zoom. NB: the Zoom link will be the same as for all Tuesday meetings but different from that for Friday meetings.

DRAFT

For reference: Subcommittee composition and Survey Question Status.

2. Land Use: Liz Almodobar and Mary Anne Easley	02/19/2022
3. Housing: Marsha Fader and Mickey Rowland	12/07/2021
4. Economic Development: Alison King and Mary Longacre	05/20/2021
5. Natural and Cultural Resources: Liz Almodobar and Marsha Fader	12/07/2021
6. Open Space and Recreation Plan: Mary Anne Easley and Henry Terry	
7. Services and Facilities: Regen Horchow and Mickey Rowland	12/07/2021
8. Circulation; Mary Longacre and Lee Saperstein	07/05/2021

Lee W. Saperstein, Secretary, saperste@mst.edu

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