

TOWN AREA PLAN WORK GROUP
Meeting of September 15, 2023, at 4:00 pm by Zoom
FINAL AND APPROVED MINUTES

Attending: Mary Anne Easley, Marsha Fader, Alison King, Mary Longacre, and Henry Terry.

Absent: Regen Horchow, Mickey Rowland, and Lee Saperstein.

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: <https://www.youtube.com/watch?v=Vk934rInfaY&list=PL49sKqpy7VAhF3WZ8xvh3sdHgJEvCabR6&index=31>.

1. Call to Order.

Chair Henry Terry called the meeting to order at 4:02 pm. Mary Longacre reviewed the rules on remote-attendance meetings and said also that this meeting would be recorded.

2. Agenda Approval.

Henry Terry asked for consent for the agenda; approval was moved by Mary Longacre, seconded by Mary Anne Easley and passed unanimously by roll call vote.

3. Minutes Approval.

Henry Terry asked for approval of the minutes for the meeting of September 5, 2023. Mary Longacre moved their acceptance, seconded by Henry Terry, and the motion passed unanimously by roll call vote.

4. Public and Member Comments.

There were no members of the public present, hence no public comments.

5. Discussion of Area Plan.

Henry Terry invited Marsha Fader to resume her presentation on Progress Report 2. Natural and Cultural Resources, which was not finished at the last meeting. Her draft material was shared on the screen. She began by recounting that other area plans began with a narrative before listing the area's resources. For now, the list is divided into historic, cultural, and natural sites and followed by a series of goals and strategies. The historic list begins with the Town Area's 1758 residential structures identified by Nathan Porter, Nantucket GIS Coordinator, and then goes onto the structures owned by Nantucket's cultural organizations. After suggesting that work group members should add any missing items, she projected the map of the Town Area. Looking at the map, she said that the cemetery listing may need to be revised to remove Newtown and include the Historic Coloured, New North, and Quaker Cemeteries. She added that these resources should be identified on the map of the Town Area and Henry Terry agreed; Marsha Fader said that she would check with Nathan Porter on this.

Moving on to the list of cultural sites, Marsha Fader said that there are not many such physical sites in the Town Area. There are a number of events, however, such as Daffodil Weekend that feature prominently in the Town Area. Mary Anne Easley asked if Nantucket's Cultural District is, in all or part, in the Town Area. It is, said Marsha Fader, and she will add it to the list along with text that explains the district. Mary Longacre suggested that the Quaker Meeting House and Fair Street Research Library, along with the Coffin School, be added to the list and Marsha Fader agreed. Mary Anne Easley remarked that the entire island is registered as an Historic District; again, Marsha Fader agreed and said that this designation would be added to the report. For natural sites, she said that a reference to Henry Terry's list of open spaces and recreational areas should suffice. She reminded the work group that Nantucket's natural and cultural resources are what make the Island so special and that, in the aggregate, i.e., both the Town Area and the entire Island, they need to be protected. She said that this precept led to Goal 1 in the draft report that emphasizes recognition and protection for these resources.

As Marsha Fader explained the importance of quality-of-life issues that can be found in all the elements of the plan, Mary Longacre pointed out that the street landscaping, primarily the historic elm trees, were another element of natural resources. Mary Anne Easley agreed about the elm trees and added that the historic street surfaces, namely cobblestones, were another part of Nantucket's historic resources. Definitely, said Marsha Fader and agreed to add them to the draft report. Mary Anne Easley commented on Goal 2, which speaks positively to the need for good guidance on building, and said that there are other elements that could go into this goal, such as a revision to "Building with Nantucket in Mind," and a revival of the Historic Structures Advisory Committee. All members present agreed and Marsha Fader said that she would put these additions into the revised draft report.

She went on to goal 3., which supports a work group for the Downtown Area and recommends that one member of the new work group come from those in the Town Area Plan Work Group. Goal 4., on rising sea level, recognizes the Island-wide effort on coastal resiliency and adds that there are major areas of the Town Area that will be affected by rising sea and groundwater levels. Goal 5. supports a reduction in fertilizer use, to which Mary Anne Easley said that we should add support for plantings of native and diverse species. Marsha Fader agreed to put that recommendation into the report. Goal 6., Dark Skies, supports the night lighting control efforts proposed by the Dark Skies initiative. That initiative, it was pointed out, has passed Annual Town Meeting and will become a bylaw. Marsha Fader will edit Goal 6. to support education and enforcement for the new bylaw. From street lights, the discussion went quickly to a wish to bury all utility lines so as to re-create the look of historic Nantucket and to remove obstructing utility poles from the sidewalks. There does not, unfortunately, appear to be much support from the town and the utilities that serve it to bury these lines. The discussion was inconclusive.

Goal 7., on researching the historic neighborhoods in the Town Area, was supported. It generated a lot of discussion that, ultimately, led to support for the goal as written. One major concern was for archaeological surveys of any construction site in the Town Area. The revised report is appended to these minutes.

Old Business. Once Marsha Fader had finished her report, Henry Terry reminded the group that he is scheduled, on the group's behalf, to report to the Nantucket Planning and Economic Development Commission, NP&EDC, on progress at its meeting of Monday, September 18, 2023. Marsha Fader

commented that the time has come to amend our draft reports and to bring them up to date. Responding to a question on what should be presented at Monday's meeting, Henry Terry reviewed the progress in each of the subcommittee reports. It became clear, with guidance from Mary Longacre, that the NP&EDC seeks a report on progress and is not looking for an extensive written report. Clearly, the administration of the survey and its analysis should be mentioned. For the future, Henry Terry reminded the group that Amy Baxter, Licensing Administrator, will come to the next meeting to discuss what commercial uses are permitted in the Town Area. Mary Longacre added that Mike Burns, Manager of Transportation Planning, should be invited to the subsequent meeting. She said, in addition, that a review of the existing Master Plan can guide our work group into issues of importance.

With no other business offered for review, Mary Longacre moved adjournment, Marsha Fader seconded, and all agreed in a roll-call vote.

Adjourn. The meeting was adjourned at 4:59 pm

The next scheduled meeting is Tuesday, October 3, 2023, at 4:00 pm. This meeting will be by Zoom. Please remember that the Zoom link for Tuesday meetings is different from Friday's link.

For reference: Subcommittee composition.

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

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

PROGRESS REPORT #2: NATURAL + CULTURAL RESOURCES

Marsha L. Fader
September 19, 2023
REVISED

LIST of NATURAL + CULTURAL RESOURCES

Historical Sites

Includes structures, churches, and monuments
Historic Residential Structures: 1,758

Nantucket Historical Association: Oldest

House
Hadwen-Satler House Old
Gaol
Greater Light
The Old Mill
Fire House Cart House c. 1886 8 Gardner St
Thomas Macy 99 Main Street
12 Liberty Street Eleanor
Ham Pony Field
1800 House - 4 Mill Street Fair
Street Research Library
Quaker Meeting House

Museum of African American History:

African Meeting House, Boston-Higginbotham House

Coffin School

First Congregational Church (plus its Tower Climb)
Old North Vestry
St. Paul's Church Summer
Street Church
Northern & Southern Meridian Stones
Civil War Monument
Academy Hill School Apartments
New Town Cemetery
Quaker Cemetery Historic
Coloured Cemetery

Maria Mitchell Association

Historic Mitchell House 1 Vestal Street
Maria Mitchell Research Center 2 Vestal
Street Vestal Street Observatory 3 Vestal
Street
Hinchman House Natural Science Museum Milk Street / Vestal

Cultural Sites

Includes arts & cultural institutions and events

Nantucket Cultural District: see their map & website @ <https://www.nantucketculturaldistrict.org>

“Mission: To enhance the arts and culture of our diverse community and promote their importance for our health and happiness while encouraging their enjoyment by visitors and residents in collaboration with local businesses.

Here on Nantucket, our process began and continues as an initiative through a combination of Town of Nantucket, our island’s arts and cultural organizations, and leaders from the downtown business community.

Whether you love nature, history, or the arts, Nantucket offers each in abundance. Encompassing the island’s downtown core, the Nantucket Cultural District embraces the heart of the island’s wealth of arts and culture. Visitors especially like going back in time on Nantucket, with its cobblestone streets, historic public buildings, well-preserved homes, and hidden pathways. Strolling around the 28 blocks of Nantucket Cultural District, visitors encounter hundreds of houses and landmarks on the National Register of Historic Places and landmarks that are part of the National Historic Landmark district, sites that chronicle our nation’s past in this present day setting.”

Artists Association of Nantucket
Bennett Hall, 62 Centre Street
Joseph M. Griffin Hall 15 Cherry Street
White Heron Theater Company, 5 North Water Street

Events:

Daffodil Weekend
Nantucket Wine & Food Festival
Nantucket Film Festival
Nantucket Book Festival
The Scallopers Ball
Christmas Tree Lighting
Christmas Stroll Weekend

Natural Sites: reference Open Space List

Add: Elm Trees & Cobblestones with brief history

GOALS & RECOMMENDATIONS

Goal 1. Recognize & value the natural & cultural resources in relationship with their settings.

Esteemed Nantucket historian Edouard Stackpole often spoke about the importance of preserving the setting as well as the resource using the Old Mill as an example. There is open space surrounding the Old Mill that honors and respects the Mill itself without allowing increased density adjacent to it. There is a synergy where the combined effect is greater than but dependent upon the individual historic & cultural assets.

As a whole, the area encompassed by the Town Area Plan functions as the setting for the downtown area as well as the entire island. This area in combination with the downtown and the waterfront welcomes, supports and maintains year-round life and tourism.

Strategy 1.1: Support and encourage all recommendations integrated into the nine components of the Town Area Plan. The Natural & Cultural Resources identified depend upon all other components.

Strategy 1.2: Develop, enhance and maintain access by addressing the following issues - issues that are also considered in other plan components:

a. Access: maintenance of sidewalks; signage; it is difficult, sometimes impossible to walk safely to museum properties

b. Signage/Wayfinding: street signs for consistent day/night readability, contrast + placement;

historic site educational signage (freestanding); temporary event museum signage: HDC regulations need to relax, especially for banners

c. Electric + Cable Lines: Visual + sidewalk intrusion; request/encourage going underground historically-inappropriate telephone poles with more lines & cables than ever before are in sharp contrast to new island developments with all lines underground encourage going underground; what is done in other historic towns?

d. Noise Abatement: landscapers, HVAC, helicopters, etc.

e. Traffic: protect historic structures from the weight and vibration of heavy trucks. Ex.: Pacific Club/Main Street, Hadwen & Barney Oil and Candle Factory/Broad Street

Goal 2. Re-establish the HSAB/Historic Structures Advisory Board of the Historic District Commission/HDC; fund an architectural historian to review all HDC applications for the Town Area structures; update HDC *Building With Nantucket in Mind* expanding upon guidelines & regulations for historic structures, treating outlying areas separately; encourage the reading and circulation of this HDC book.

Goal 3. Encourage and support a new area plan for the Downtown. Request a member of the new team be one of the members of the Town Area Plan of 2023.

Goal 4. Encourage a study of the impact of rising seas upon the lands, water supply, wetlands, and ponds within the Town Area Plan.

Goal 5. Support elimination of fertilizers. Encourage natural & native plantings.

Goal 6. Provide education & outreach on the value of the Dark Skies Initiative/ByLaw; encourage enforcement; support MMA observatory; request proper size wattage for all town lighting; consult Gail Walker and Lauren Sinatra

Goal 7. Encourage and support the ongoing survey and its funding of historic structures within the town area plan boundaries.

Goal 8. Encourage research for resources not adequately researched, understood or developed, for their histories, significance, and potential archeological sites, such as:

- a. The New Guinea neighborhood
- b. Mill Hill + Coffin Parks
- c. Lily Pond
- d. a timeline and brief history of the development of the town area

Goal 9. Encourage and support the ongoing survey of historic structures within the town area plan boundaries and its funding.