



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, April 19, 2024 10:00 AM – 12:00 PM

Location / Address | REMOTE PARTICIPATION VIA ZOOM
<https://us06web.zoom.us/j/94332358504?pwd=N25KSGR2QldOeWFuc2tKUXcvaERGdz09>

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), Rita Carr (Vice Chair), Abby De Molina (Secretary), George Butterworth, Clement Durkes, Thomas M. Montgomery, Milton Rowland

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

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

AGENDA

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

- Public Comment
- Staff Update
 - Batch 5 of Fiscal Year 2022 Surveys received from Public Archaeology Lab
 - Historic Tax Credit Letter of Support, 5 Surfside Road (resubmittal)
 - Offshore wind update
- Discussion of Proposed Improvements – Pleasant Street and Williams Lane
- Discussion of Department of Energy Resources Stretch Code updates and potential impacts on historic structures
- Discussion of Annual Town Meeting Warrant Articles of Preservation Concern
- Mandatory Certified Local Government training, Completing National Register of Historic Places Eligibility Opinions
- Commission Goals
- Approval of Minutes – March 15, 2024 meeting
- Other Business



AGENDA PROTOCOL

For all Town of Nantucket Boards, Committees, Commissions, Work Groups, Councils and Trusts
(herein collectively referred to as "Committees" in this document)

Roberts Rules: Town of Nantucket Committees follows Roberts Rules of Order to govern its meetings as per the Town Code Charter.

Public Comment: Public Comment is to bring matters of public interest to the attention of the Committees. At the Committee's discretion, matters raised under Public Comment may be directed to Town Administration and/or appropriate departmental staff, or may be placed on a future agenda, allowing all viewpoints to be represented before the Committee takes action, if any. Except in emergencies, the Committee will not normally take any other action on Public Comment in its sole discretion.

To facilitate that any individual who wishes to provide Public Comment has the opportunity and to ensure the ability of the Committee to conduct its business in an orderly fashion, the following rules and procedures are adopted consistent with the United States Constitution and the Massachusetts Declaration of Rights.

The agenda for regular Committee meetings will include a Public Comment period at the beginning of the meeting unless there is more urgent business for the Committee to take up first. This time is reserved for speakers to address the Committee on matters that are not related to any other Agenda item. If a speaker wishes to address the Committee on a matter that is related to another Agenda item, the Chair will accept public comment when that Agenda item is reached during the meeting.

All speakers are encouraged to present their remarks in an orderly and peaceable manner, without disruption to other speakers.

All remarks will be addressed through the Chair of the meeting.

The Chair of the meeting may not interrupt speakers who have been recognized to speak, except that the Chair reserves the right to terminate speech which is not protected under the United States Constitution and the Massachusetts Declaration of

Rights because it constitutes true threats, incitement to imminent lawless conduct, or engages in conduct that disrupts other speakers.

Each speaker may not exceed three (3) minutes during any Public Comment portion of the meeting.

Disclaimer: Public Comment is not a time for debate or response to comments by the Committee. Comments made during the Public Comment period do not reflect the views or positions of the Committee. Because of free speech principles, the Committee does not have authority to prevent all speech that may be upsetting and/or offensive made during the Public Comment period.

Unanticipated Business: Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting may be brought up for discussion in accordance with the Open Meeting Law.

Public Participation: The Committee welcomes valuable input from the public at appropriate times during the meeting with recognition from the Chair at their sole discretion. For appropriate agenda items, the Chair will introduce the item and take public input. Individual Committee Members may have questions on the clarity of the information presented. The Committee will hear any staff input and then deliberate on a course of action.

Committee Report and Comment: Individual Committee Members may have matters to bring to the attention of the Committee during a meeting. If the matter contemplates action by the Committee, Committee Members will consult with the Chair and/or appropriate Town officials or employees in advance and provide any needed information by applicable Committee deadlines and/or schedule the matter for a future Committee meeting. Otherwise, except in emergencies, the Committee will not normally take action on Committee Comment.

Approved: March 27, 2024

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

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

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

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

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

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

1. Requestor Name, Phone, and Email:

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

2. Project Name: Grimes House

3. Project Street Address: 5 Surfside Road

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

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

- ☒ Part 2 approved by MHC ☒ Part 2 approved by NPS
- ☒ Part 2 Amendments Submitted to MHC ☒ Part 2 Amendments Submitted to NPS
- ☒ Part 2 Amendments Approved by MHC ☒ Part 2 Amendments Approved by NPS
- ☐ Part 3 submitted to MHC ☐ Part 3 approved by MHC
- ☐ Part 3 approved by NPS ☐ Other _____

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

(circle one) YES **NO**

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

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

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

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

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

Yes / No

If yes, please list amounts and dates of award

April 21, 2023 - \$20,000 award

August 23, 2023 - \$10,000 award

December 29, 2023 - \$10,000 award

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

No changes.



NANTUCKET HISTORICAL COMMISSION

Town of Nantucket
2 Fairgrounds Road
Nantucket, Massachusetts 02554

COMMISSIONERS

*Angus MacLeod (Chair) Rita Carr (Vice-Chair) Abby De Molina (Secretary)
George Butterworth, Clement Durkes, Thomas M. Montgomery, Milton Rowland,*

January 1, 2024

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

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

Dear Ms. Simon:

The Nantucket Historical Commission continues to support the application for State Historic Rehabilitation Tax Credits for the structures at 5 Surfside Road.

The NHC acknowledges the main building at 5 Surfside Road is a contributing structure to the Nantucket National Historic Landmark. The rehabilitated structure will retain scale, massing, and material that is a defining characteristic of Nantucket's simple wooden dwellings.

The NHC has reservations about the latest application for the addition of a sizable pool, hot tub and bluestone hardscaping consuming a significant portion of the yard, which was approved by Nantucket Historic District Commission by a 3 to 2 vote. The NHC is concerned that the proposed landscape alterations may compromise the context and setting of the historic structures and looks to the MHC for guidance.

The Commission appreciates the MHC's careful attention to ensuring the rehabilitated structure will meet the Secretary of Interior's Standards for Rehabilitation.

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

Thank you for the opportunity to comment on this application.

Sincerely,

Angus MacLeod
Chair
Nantucket Historical Commission

cc: Holly Backus, Nantucket Preservation Planner

Pleasant Street and Williams Lane Design Alternatives for Bike and Pedestrian Improvements

Nantucket Complete Streets: Circulation Alternatives Analysis

Pleasant St, Sparks Ave,
Williams Lane

September 21, 2023



Pleasant Street and Williams Lane Design Alternatives for Bike and Pedestrian Improvements

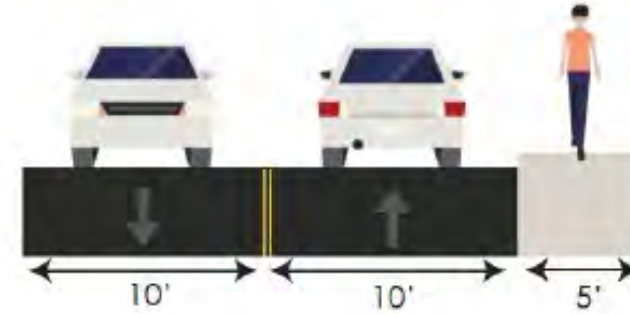
- The Pleasant St and Williams Ln design evaluated both one-way and two-way traffic flows
- <https://nantucket-ma.civilspace.io/en/projects/pleasant-street-and-williams-lane-complete-street-improvements>
- Two-way traffic flow:
 - Preserved existing traffic flow conditions
 - Did not provide separate facility for bicycle users
 - Had greater impact to abutting properties and utilities
 - Had a greater cost
- One-way traffic flow:
 - Restricted traffic flow options
 - Added additional delay to the overburdened Four Corners intersection
 - Provided accommodation for both bicyclists and pedestrians
 - Minimal to no impact to abutting properties and utilities
 - Least costly alternative



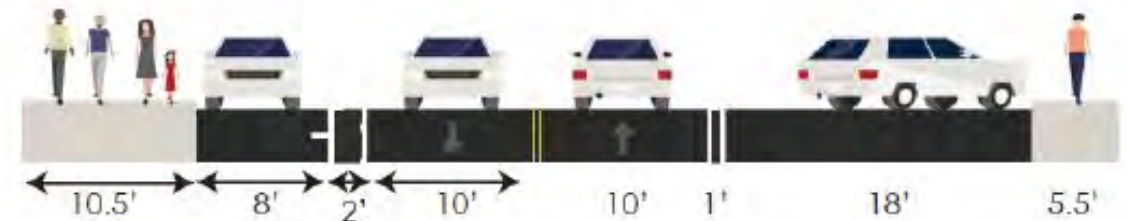
Alternative 1



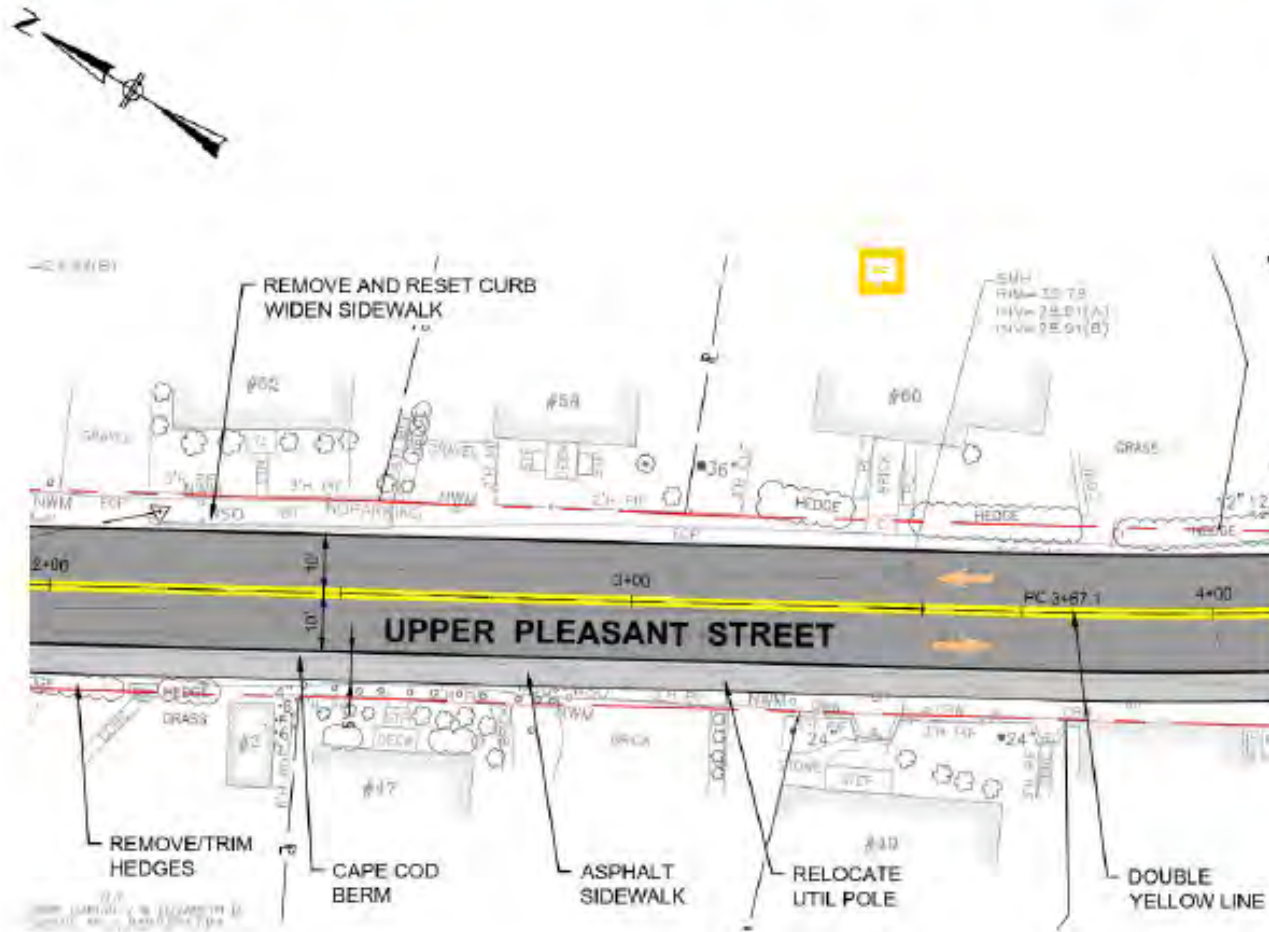
1 PLEASANT STREET (FACING SOUTH)



5 PLEASANT STREET (FACING NORTH)



Alternative 1 – Two-Way Full Reconstruction



Maintains two-way travel

Widens the sidewalk on the west side.
Extend sidewalk to Williams Lane.

Requires some grading and removal of
the grass buffer

Requires permanent easement of
1,135 SF

Alternative 1

PLEASANT STREET FACING SOUTH



Existing by Back Street

PLEASANT STREET FACING NORTH



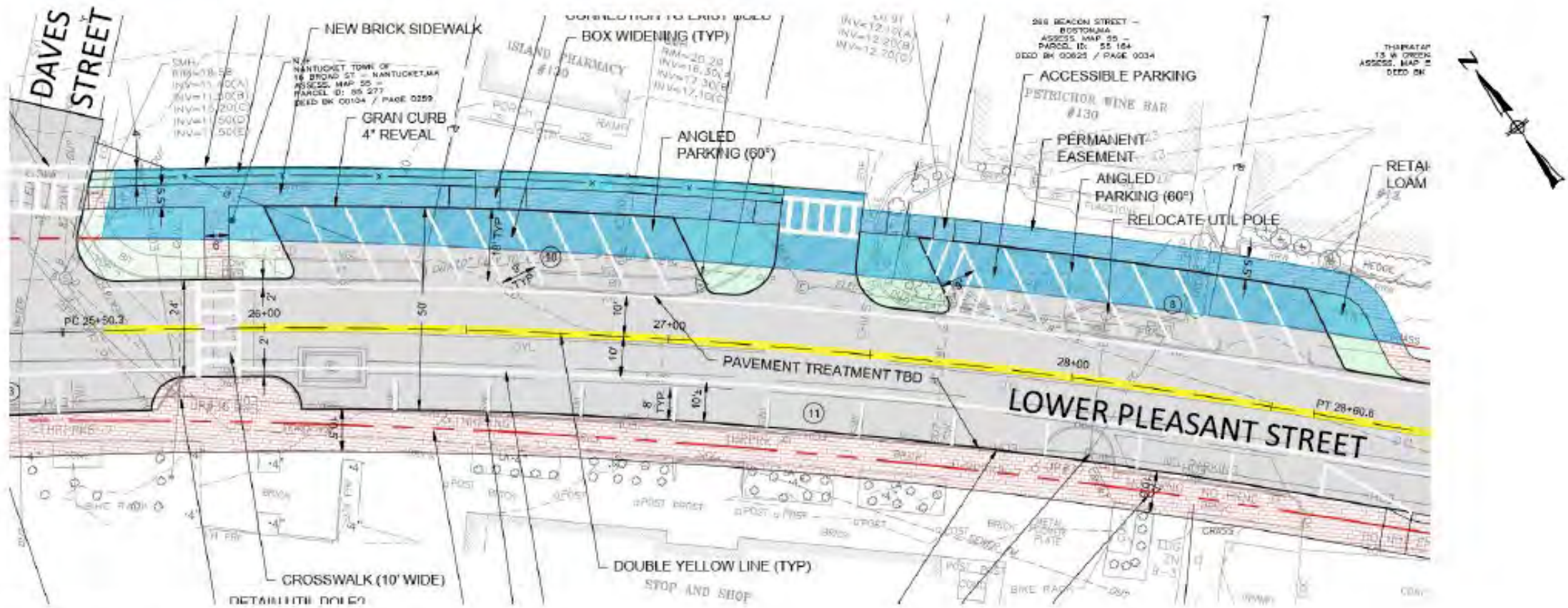
Alternative 1

PLEASANT STREET FACING NORTH



Alternative 1

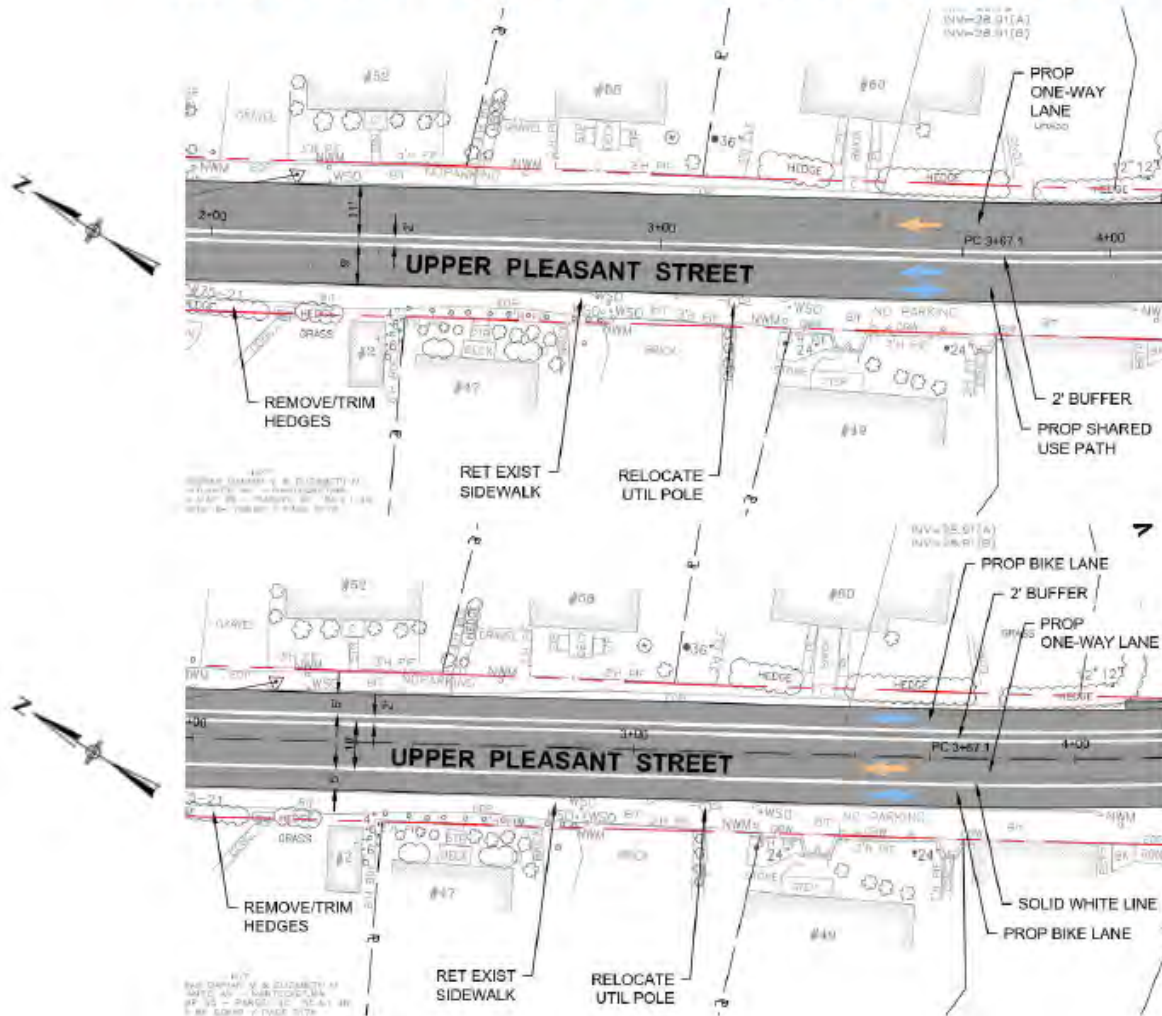
Focus Area – Angled Parking



Requires permanent easement (in blue) of 5,680 SF
Requires relocation of utility poles

Shortens crossing distances
Maintains / increases parking

Alternative 2 – One-Way Configuration from Five Corners to Williams Street



Option 1:

Modify to 11' One-Way Travel (Northbound) along right side of roadway.

Add 9' Shared Use Path on left side.

Option 2:

Modify to 11' One-Way Travel (Northbound) in center of roadway

Add 5' bike lane to both sides of roadway with 2-ft buffer for counterflow side.

Both Options:

No modifications to exist sidewalk. Requires widening of road in some narrower areas.

No Permanent Easement required

PLEASANT STREET FACING SOUTH



Alternative 2 – Option 1

PLEASANT STREET FACING SOUTH



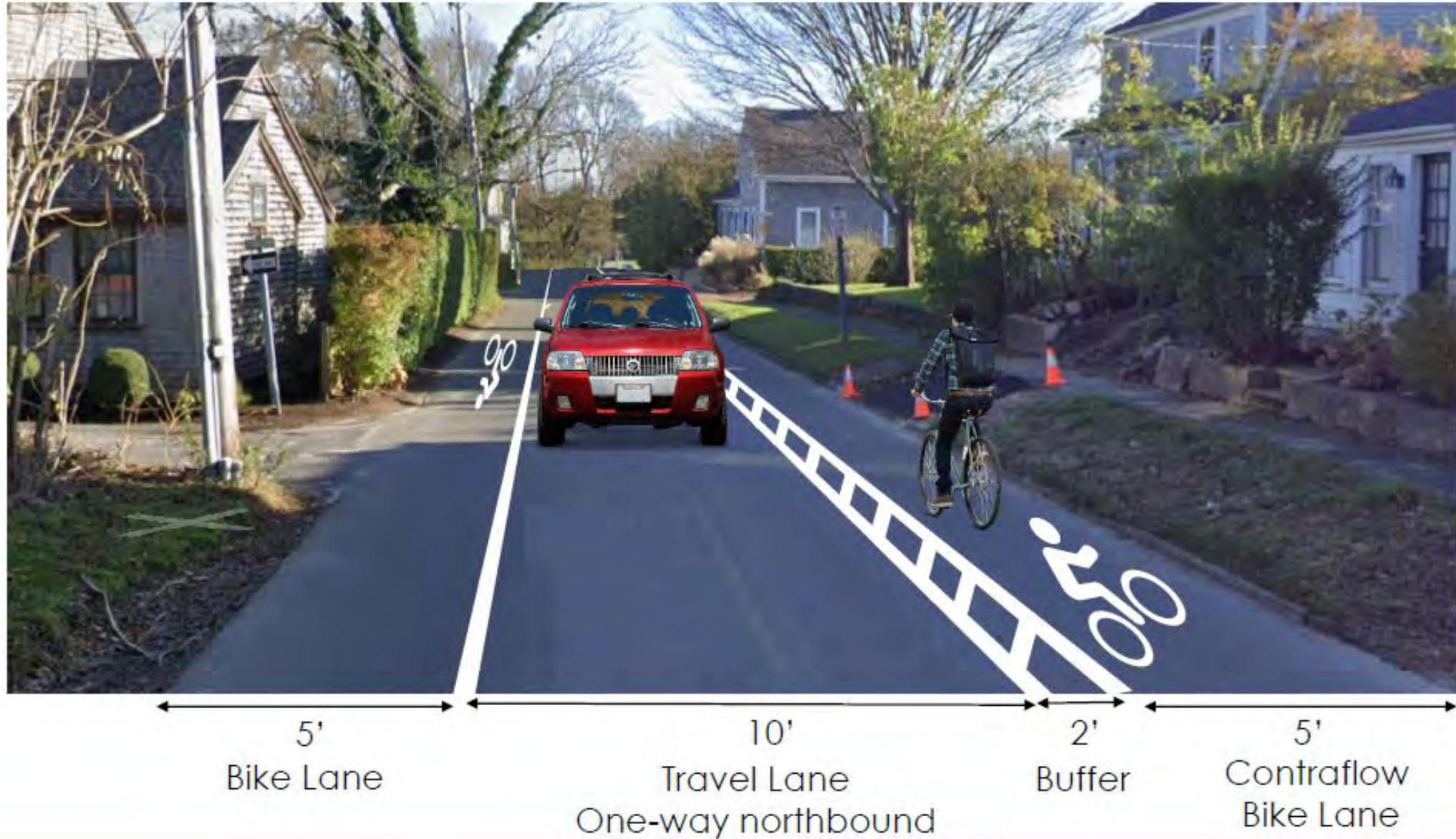
10'
Travel Lane
One-way northbound

2'
Buffer

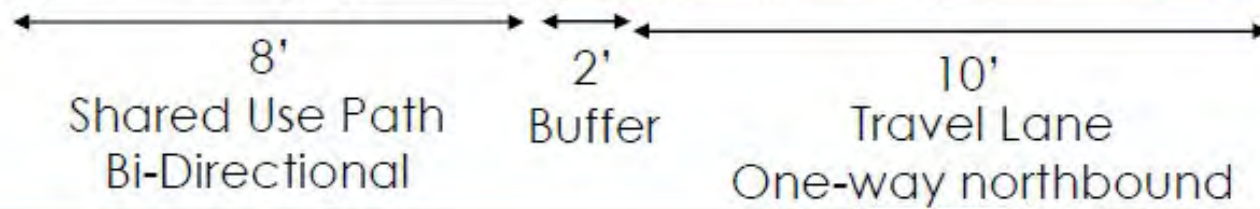
8'
Shared Use Path
Bi-Directional

Alternative 2 – Option 2

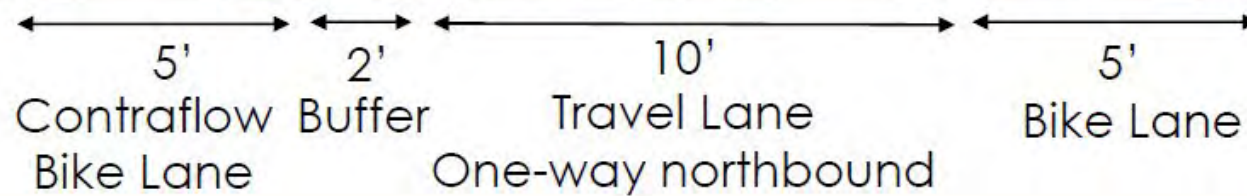
PLEASANT STREET FACING SOUTH



Alternative 2 – Option 1



Alternative 2 – Option 2



Focus Area – Angled Parking



This figure shows the One-Way With Bike Lane Option extended to Lower Pleasant Street. In this area, the two-way bike lane is in the door zone which could be confusing and unsafe for people biking and people parking. People biking would have to deal with people pulling in and out over the lane, and people driving may not expect contraflow cyclists.

Focus Area – Angled Parking



Williams Lane Alternatives

Alternative 1 – Two-Way Full Reconstruction

Alternative 2 – One-Way Configuration

WILLIAMS LANE FACING WEST

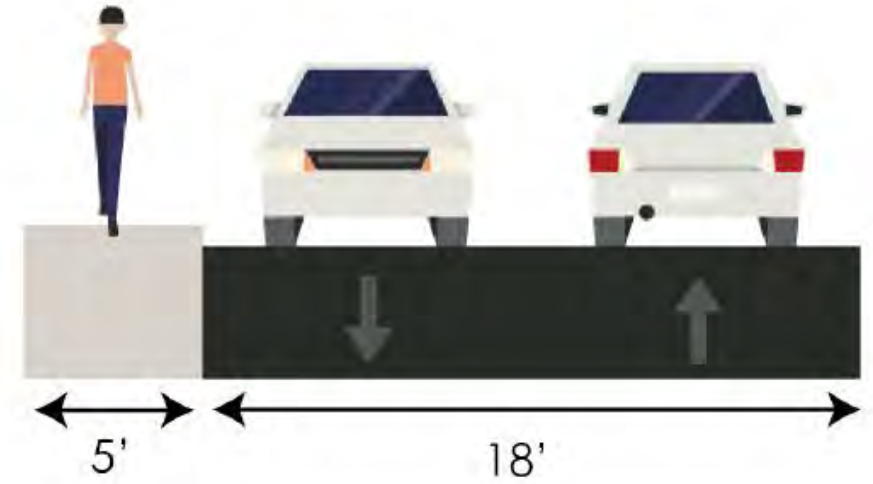


Road width varies but generally ~18-20'

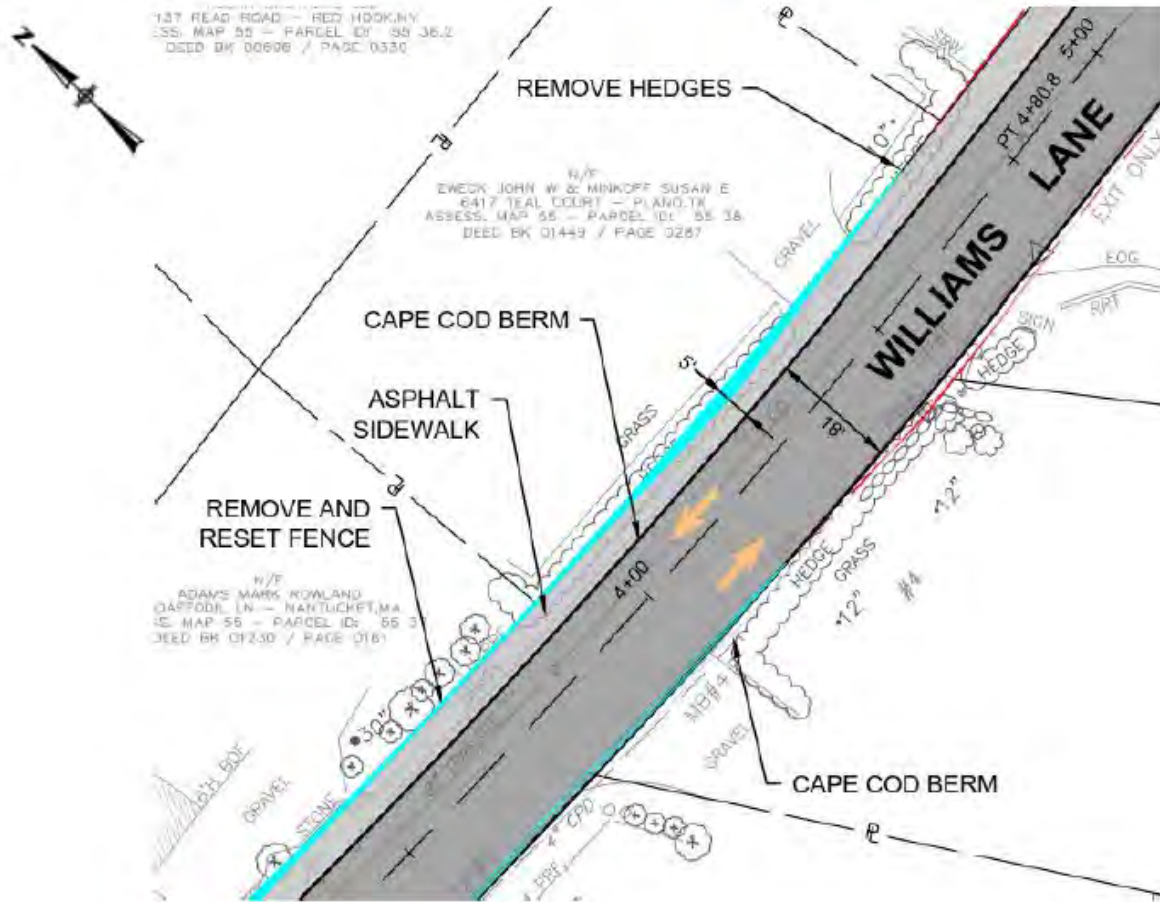


3

WILLIAMS LANE (FACING EAST)



Alternative 1 – Two-Way Full Reconstruction



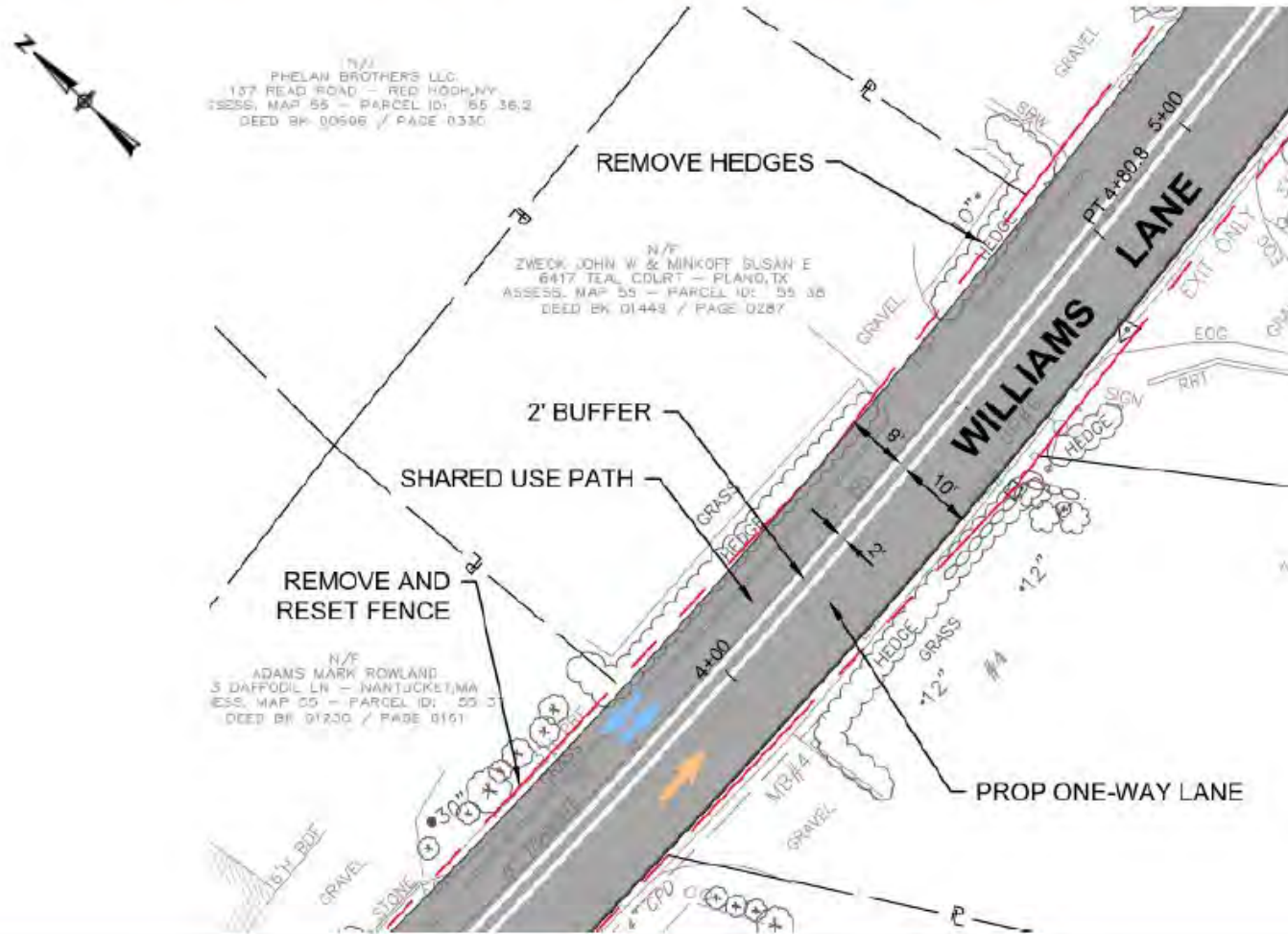
Maintain Two-Way Travel on 18' foot roadway

Add a 5' sidewalk on the north side

Requires a permanent easement of 270 SF to accommodate the sidewalk/shared use path

Alternative 2

One-Way Configuration Widened

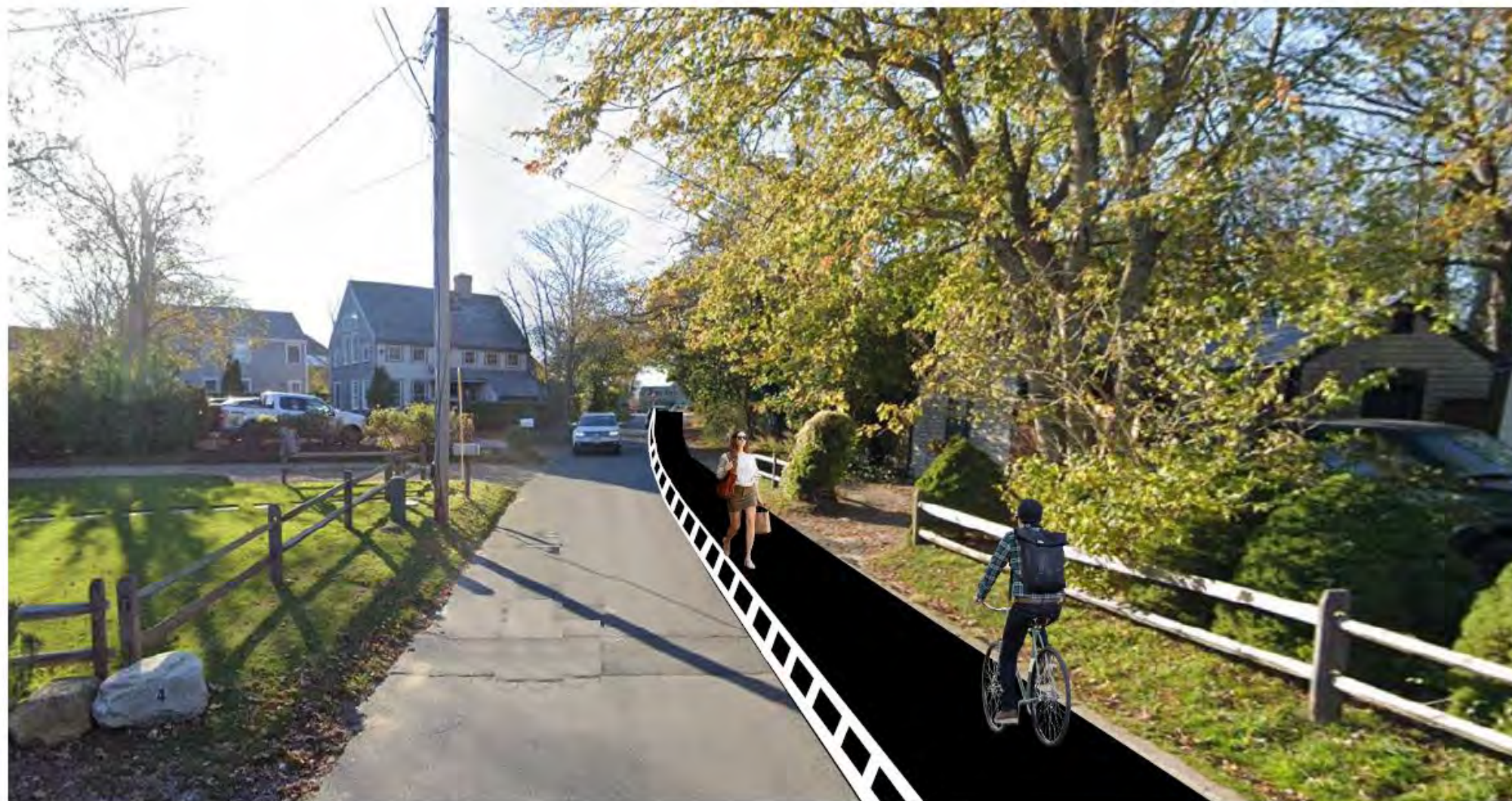


Modify to 10' One-Way (westbound) travel along left side of roadway.

Add 8' shared use path on right side of roadway.

Widen existing road width but remain within existing right-of-way.
No permanent easements required.

WILLIAMS LANE FACING WEST



Pleasant Street and Williams Lane Design Alternatives for Bike and Pedestrian Improvements

Preliminary Cost Estimates

SPARKS AVENUE, PLEASANT STREET, WILLIAMS LANE ALTERNATIVES ANALYSIS								
TOWN OF NANTUCKET								
Item No.	Unit	Item Description	Unit Price	PLEASANT STREET			WILLIAMS LANE	
				ALTERNATIVE 1	ALTERNATIVE 2	ALTERNATIVE 2 - OPTION 2	ALTERNATIVE 1	ALTERNATIVE 2
120.1	CY	UNCLASSIFIED EXCAVATION	\$ 62.00	\$77,500.00	\$72,850.00	\$72,850.00	\$55,800.00	\$49,600.00
151	CY	GRAVEL BORROW	\$ 215.00	\$184,900.00	\$161,250.00	\$161,250.00	\$129,000.00	\$107,500.00
170	SY	FINE GRADING AND COMPACTING - SUBGRADE AREA	\$ 27.00	\$83,160.00	\$72,360.00	\$72,360.00	\$58,320.00	\$48,600.00
402.1	TON	DENSE GRADED CRUSHED STONE FOR SUB-BASE	\$ 187.00	\$88,825.00	\$98,175.00	\$98,175.00	\$65,450.00	\$65,450.00
450.23	TON	SUPERPAVE SURFACE COURSE - 12.5 (SSC - 12.5)	\$ 310.00	\$62,000.00	\$68,200.00	\$68,200.00	\$46,500.00	\$46,500.00
450.32	TON	SUPERPAVE INTERMEDIATE COURSE - 19.0 (SIC - 19.0)	\$ 310.00	\$102,300.00	\$111,600.00	\$111,600.00	\$74,400.00	\$74,400.00
470	TON	HOT MIX ASPHALT BERM	\$ 29.00	\$1,160.00	\$290.00	\$290.00	\$870.00	\$870.00
702	TON	HOT MIX ASPHALT SIDEWALK OR DRIVEWAY	\$ 465.00	\$48,360.00	\$2,790.00	\$2,790.00	\$29,295.00	\$900.00
751	CY	LOAM FOR ROADSIDES	\$ 325.00	\$16,250.00	\$16,250.00	\$16,250.00	\$8,125.00	\$8,125.00
765	SY	SEEDING	\$ 37.00	\$9,250.00	\$9,250.00	\$9,250.00	\$5,550.00	\$5,550.00
864.04	SF	PAVEMENT ARROWS AND LEGENDS REFLECTORIZED WHITE (THERMOPLASTIC)	\$ 10.00	\$0.00	\$2,750.00	\$4,750.00	\$0.00	\$2,100.00
866.106	FT	6 INCH REFLECTORIZED WHITE LINE (THERMOPLASTIC)	\$ 2.00	\$0.00	\$4,400.00	\$5,980.00	\$0.00	\$2,600.00
866.112	FT	12 INCH REFLECTORIZED WHITE LINE (THERMOPLASTIC)	\$ 6.50	\$0.00	\$0.00	\$0.00	\$1,360.00	\$1,300.00
867.106	FT	6 INCH REFLECTORIZED YELLOW LINE (THERMOPLASTIC)	\$ 2.00	\$4,440.00	\$0.00	\$0.00	\$7,090.00	\$0.00
TOTAL				\$678,145.00	\$620,165.00	\$623,745.00	\$481,760.00	\$413,495.00
CONTINGENCY				35%	\$237,350.75	\$217,057.75	\$218,310.75	\$168,616.00
ADJUSTED TOTAL					\$915,500.00	\$837,300.00	\$842,100.00	\$650,400.00
PERMANENT EASEMENT AREA REQUIRED					1135 Sq. Ft.	None	None	270 Sq. Ft.



Pleasant Street and Williams Lane Design Alternatives for Bike and Pedestrian Improvements

INTERSECTION	Existing Two-Way		One-Way	
	LOS	DEL*	LOS	DEL*
Pleasant Street at York Street, & Atlantic Avenue (5 Corners) - AWSC				
Overall Intersection	C	17	C	16
Sparks Avenue at Atlantic Avenue (Offset 4-Way) - AWSC				
Surfside Road - NB	F	203	F	306
Atlantic Avenue - SB	D	26	F	182
Sparks Avenue - WB	F	134	F	217
S Prospect Street - EB	F	99	F	182
Overall Intersection	F	137	F	225
Sparks Avenue at Williams Lane - TWSC				
Sparks Avenue - EB	A	1	A	1
Sparks Avenue - WB	A	0	A	0
Williams Lane - SB	D	26	A	0
Overall Intersection	A	3	A	1
Pleasant Street at Williams Lane - TWSC				
Pleasant Street - EB	A	0	A	0
Pleasant Street - WB	A	2	A	0
Williams Lane - NB	B	12	B	12
Overall Intersection	A	2	A	1
Pleasant Street at Sparks Avenue & Pleasant Street - Roundabout				
Pleasant Street - SB	A	8	A	0
Sparks Ave - EB	A	10	A	8
Hooper Farm Road - NB	B	15	B	12
Sparks Ave - WB	B	14	C	17
Overall Intersection	B	12	B	12



Pleasant Street and Williams Lane Design Alternatives for Bike and Pedestrian Improvements

- BPAC Recommendation (unanimous):
 - Conduct a pilot of the one-way alternatives for Pleasant St and Williams Ln and, if deemed not viable, then pursue the design alternatives with two-way traffic flow on Pleasant St and Williams Ln
- LRTP Survey Respondents (Visioning and Prioritization Surveys):
 - 60% - Invest more in sidepaths (highest investment priority)
 - 94% - Support for accommodating all users (Complete Streets Policy)
 - #1 Capacity Improvement – More space for active transportation (walking/biking)
 - #1 Concern – Traffic Congestion
- Requested action:
 - Recommend the Select Board conduct a pilot of the one-way alternatives for Pleasant St and Williams Ln and, if deemed not viable, then pursue the design alternatives with two-way traffic flow on Pleasant St and Williams Ln.



137 Read Road
Red Hook, NY 12571
and
7 Williams Lane &
65 Pleasant St.
Nantucket, MA 02554

March 22, 2024

To: Mike Burns
Transportation Program Manager, NP&EDC
mburns@nantucket-ma.gov

Mr. Burns:

I want to complement the Bicycle and Pedestrian Advisory Committee for the work that it has done to analyze the options for and repercussions of improving pedestrian and bicyclist safety on Williams Lane and Pleasant St. As frequent walkers to downtown from 7 Williams Lane and 65 Pleasant St our family can attest to the hazardous conditions for pedestrians on both streets. I also frequently bike on both roads. While I have never found Williams Lane hazardous, Pleasant St. clearly is dangerous due to speeding and traffic backups at Five Corners.

To date, the focus of the Committee's analysis has been to evaluate how installation of a walking path and/or bike lane would impact a) traffic volume, b) construction costs and c) the need to obtain property easements on Williams Lane and Pleasant St. I urge the Committee to also consider in its analysis the principles of Context Sensitive Design, as advocated by the FHWA (www.fhwa.dot.gov/planning/css/). Specifically, consider the impacts each of the potential traffic improvements would have on the historical integrity of Pleasant St. and Williams Lane.

Upper Pleasant St. and Williams Lane are in Nantucket's Old Historic District. This District is drastically different from the commercially oriented Pleasant St. area near Stop and Shop. The vast majority of houses between 5 Corners and Williams Lane are over 100 years old. 57, 61 and 65 Pleasant Street were recognized in 2013 and 2022 by the Nantucket Preservation Trust for their historic significance and the Phelans continue to carefully preserve the historic integrity of their buildings and properties along Pleasant St and Williams Lane.. While the area has changed over the years, it does retain many characteristics from 100-150 years ago. (See attached photos). Potential degradation of the area's historical context by planned street modernization should be a parameter included in the the Committee's Evaluation Matrix.

Below are suggestions for alternative construction techniques that we urge the Committee to adopt in order to retain Williams Lane and Pleasant Street's historic character.

Typical Construction Standard	Alternative Standard
Extensive use of bright white surface painted lines indicating crosswalks, center of road/path, buffers, directional arrows, etc.	Limit use of traffic improvement options that require use of pavement painting/markings. E.g. Restrict line painting on asphalt to stop lines and intersection crosswalks.
Install curbing at edge of all roads and pedestrian ways	Retain existing curbing, do not increase height or width. Retain soft edge areas along Pleasant and Williams Lane
Separation of bike and pedestrian ways from the roadway via painted lines or curbing.	Install split rail fence or 1-2' surface stone/brick to divide pathways from roads.
Install paved asphalt surfaces on all pathways and sidewalks	Pedestrian walkways can be ADA compliant when constructed using gravel hard pack. Bike paths may be surfaced with crushed stone or gravel.
Free-standing metal post directional or instructional signs	Limit use of free-standing signs to stop and speed limit signs. All signs should be on painted wooden 4x4 posts.
Remove trees, bushes and fences for roadway expansion and build up sloped areas to road level when expanding the town right of way	If expansion is unavoidable causing removal of fences etc., replace all existing fences, bushes and trees with like kind. Install historically sensitive fencing when preventing access to steep sloped areas

Nantucket town retains considerable charm due to preservation of its narrow and irregular streets and walkways. This is extensively documented in "Preserving Historic Pavement on Nantucket". At a minimum, the Bicycle and Pedestrian Advisory Committee should modify its Evaluation Matrix to include a fourth criteria - preservation of historic integrity. It would also be appropriate for the Town committees and boards reviewing plans for traffic improvements on Pleasant St. and Williams Lane to include input from a member of the Nantucket Historic Commission.

The Pleasant St and Williams Lane area continues to exemplify many aspects of its historical heritage as a locale on the edge of the more densely built up historic town district. Let's be sure preservation of its historical characteristics are considered in the committee's final selection of the best bike and pedestrian path alternatives .

Thank you for your time and consideration of these comments. Feel free to contact us to discuss them further.

Sincerely yours

Sam and Ellen Phelan

e-mail: sphe076600@yahoo.com,

cell phone: 914 466-8695

65 Pleasant St circa 1895.
Street abutting picket fence, no curb.



Circa 1900, Looking north up Pleasant St from approximately Kimberly St.
Note tree lined, wide road with white 5' fence going up to approximately Back St.



Circa 1940, Looking to Pleasant St from porch of 61 Pleasant
Note split rail fence replaced former solid white fence, trees continue to line street



Circa 1940, Corner of Pleasant St and Williams Lane looking NW
Note curbed sidewalk in front of 67 Pleasant St which stops in front of 65 Pleasant St.



Copies to:

C. Elizabeth Gibson, Town Manager - TownManager@nantucket-ma.gov
Matt Fee, Member Board of Selectmen - mfee@nantucket-ma.gov
Niles Parker, Executive Director, NHA – [c/o ask@nha.org](mailto:c/o_ask@nha.org)
Holly Backus, Preservation Planner, Planning & Land Use Services -
hbackus@nantucket-ma.gov
Mary Bergman - Executive Director, Nantucket Preservation Trust –
mbergman@nantucketpreservation.org
Raymond Pohl, Chair, Historic District Commission -
Dave Iverson, Chair, Planning Board – [c/o plus@nantucket-ma.gov](mailto:c/o_plus@nantucket-ma.gov)
Angus MacLeod, Chair, Nantucket Historical Commission
Acting Chair, NP&EDC – [c/o lsnell@nantucket-ma.gov](mailto:c/o_lsnell@nantucket-ma.gov)
Bill Grieder, Chair Roads & Rights of Way Committee, bill.grieder@gmail.com
Henry Terry, President, Nantucket Town Association, [c/o](mailto:c/o_nantuckettownassociation@gmail.com)
nantuckettownassociation@gmail.com

225 CMR 22.00: MASSACHUSETTS STRETCH CODE AND SPECIALIZED CODE FOR LOW-RISE RESIDENTIAL – 2023 RESIDENTIAL LOW-RISE AMENDMENTS TO IECC2021 AND IRC 2021 CHAPTER 11: ENERGY EFFICIENCY
(Note: please see 225 CMR 23.00 for Commercial, Multi-family and all other construction)

Chapter 1: [RE] SCOPE AND ADMINISTRATION

SECTION R103 CONSTRUCTION DOCUMENTS

- R103.2 Insert after Subsection R103.2(9) the following:*
- 10. EV Ready Space locations in accordance with Section R404.4.
 - 11. Solar-Ready Zone in accordance with Appendix RB, or Solar Zone Area when complying with Appendix RC for *mixed-fuel buildings*.

Chapter 2: [RE] DEFINITIONS

SECTION R202 GENERAL DEFINITIONS

R202 Add the following definitions:

ALL-ELECTRIC BUILDING. A building with no on-site *combustion equipment* for fossil fuel use or capacity including fossil fuel use in space heating, water heating, cooking, or drying appliances.

CLEAN BIOMASS HEATING SYSTEM. Wood-pellet fired central boilers and furnaces where the equipment has a thermal efficiency rating of 85% (higher heating value) or greater; and a particulate matter emissions rating of no more than 0.08 lb PM_{2.5}/MMBtu heat output.

COMBUSTION EQUIPMENT. Any *equipment or appliance* used for space heating, *service water heating*, cooking, clothes drying and/or lighting that can use *fuel gas, fuel oil* or solid fuel and that is not a *clean biomass heating system*.

ELECTRIC VEHICLE. An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current.

Informational Note: defined as in 527 CMR 12.00: Massachusetts Electrical Code (Amendments) section 625.2.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). The conductors, including the ungrounded, grounded, and equipment grounding conductors, and the *Electric Vehicle* connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the *Electric Vehicle*.

Informational Note: defined as in 527 CMR 12.00: Massachusetts Electrical Code (Amendments) section 625.2

ELECTRIC VEHICLE READY PARKING SPACE ("EV Ready Space"). A designated parking space which is provided with wiring and electrical service sufficient to provide 240 volt AC level II or equivalent EV charging, as defined by Standard SAE J1772 for EVSE servicing light duty *Electric Vehicles*.

ENTHALPY RECOVERY RATIO. Change in the enthalpy of the outdoor air supply divided by the difference between the outdoor air and entering exhaust air enthalpy, expressed as a percentage.

HIGH-EFFICACY LAMPS. Light-emitting diode (LED) lamps with an efficacy of not less than the following:

- 1. 60 lumens per watt for lamps over 40 watts.
- 2. 50 lumens per watt for lamps over 15 watts to 40 watts.
- 3. 45 lumens per watt for lamps 15 watts or less.

MIXED-FUEL BUILDING. *A building that contains combustion equipment or includes piping for such equipment.*

POTENTIAL SOLAR ZONE AREA. The combined area of any flat roofs, or low-sloped roofs and any steep-sloped roofs oriented between 90 degrees and 300 degrees of true north where the annual solar access is 70% or greater. Annual solar access is the ratio of “annual solar insolation with shade” to the “annual solar insolation without shade”. Shading from obstructions located on the roof or any other part of the building shall not be included in the determination of annual solar access.

Chapter 3: [RE] GENERAL REQUIREMENTS

SECTION R301 CLIMATE ZONES

R301 Replace Section R301 as follows:

R301.1 General. Massachusetts is in *climate zone 5A*

Chapter 4: [RE] RESIDENTIAL ENERGY EFFICIENCY

SECTION R401 GENERAL

R401 Replace Section R401.1 and R401.2 as follows:

R401.1 Scope. This chapter applies to *residential buildings*. Municipalities which have adopted the Stretch Energy Code shall use the energy efficiency requirements of this chapter, or Chapter 51 where applicable for existing buildings. Municipalities which have adopted the Municipal Opt-in Specialized Stretch energy code shall comply with R401.2.4 including both the requirements of Appendix RC and this chapter.

R401.2 Application. Residential buildings shall comply with Section R401.2.5 and either Sections R401.2.2, R401.2.3 or R401.2.4. R-use buildings without individually separate dwelling units (such as single-room occupancy buildings) may comply with Section R401.2.1. The option selected for compliance shall be identified in the certificate required by Section R401.3.

Exception: Additions under 1,000 sf, *level 1 and level 2 alterations*, and repairs to existing buildings complying with Chapter 5 [RE].

R401.2.1 Prescriptive Compliance Option. The Prescriptive Compliance Option requires compliance with Sections R401 through R404 and R408.

R401.2.2 Passivehouse Building Certification Option. The Passivehouse Building Certification Option requires compliance with Section R405 and R404.4.

R401.2.3 Energy Rating Index Option. The Energy Rating Index (ERI) Option requires compliance with Section R406, R403.6 and R404.4.

R401.2.4 Appendix RC. Residential Buildings and dwelling units covered by this chapter may elect to comply with the requirements of IECC Appendix RC and R404 as amended.

R401.2.5 Additional Energy Efficiency. This section establishes additional requirements applicable to all compliance approaches to achieve additional energy efficiency.

- 1. For buildings complying with Section R401.2.1, two of the additional efficiency package options shall be installed according to Section R408.2.
- 2. For buildings electing to be *all-electric buildings*, both R408.2.2 and R408.2.3 shall apply for primary space heating and domestic hot water supply.

R402.1.5.1 Add Subsection R402.1.5.1 as follows:

R402.1.5.1 Approved Software for Total UA Alternative: The following software is approved for demonstrating Total UA compliance:
REScheck-Web for IECC2021 Massachusetts stretch code available at <http://www.energycodes.gov/rescheck>

R402.4.1.1 Modify Table R402.4.1.1 to amend the Insulation Installation Criteria as follows:

TABLE R402.4.1.1 AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. Breaks or joints in the air barrier shall be sealed.	All insulation shall be installed at Grade I quality in accordance with ICC/RESNET 301. Air-permeable insulation shall not be used as a sealing material.

403.3.5 Insert the following to the end of Subsection R403.3.5:

Postconstruction or rough-in testing and verification shall be done by a HERS Rater, HERS Rating Field Inspector, or an applicable BPI Certified Professional. A written report of the results of the test shall be signed by the party conducting the test and provided to the code official

R403.6 Replace Section R403.6 as follows:

R403.6 Mechanical Ventilation. Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating.

Each dwelling unit of a residential building shall be provided with continuously operating mechanical balanced ventilation system that has been site verified to meet a minimum airflow per either:

- 1. RESNET HERS Index in accordance with RESNET/ICC Standard 301, or
- 2. ASHRAE Standard 62.2-2019 or 62.2-2022, or
- 3. the following formula for one- and two-family dwellings and townhouses of three or less stories above grade plane:

$$Q = .03 \times CFA + 7.5 \times (N_{br} + 1) - 0.052 \times Q_{50} \times S \times WSF$$

Where: CFA is the conditioned floor area in sq. ft.
N_{br} is the number of bedrooms
Q₅₀ is the verified blower door air leakage rate in cfm measured at 50 Pascals
S is the building height factor determined by this table:

Stories above Grade Plane	1	2	3
S	1.00	1.32	1.55

WSF is the shielded weather factor as determined by this table:

County	WSF
Barnstable	0.60
Berkshire	0.52
Bristol	0.54
Dukes	0.59
Essex	0.58
Franklin	0.52
Hampden	0.49
Hampshire	0.59
Middlesex	0.55
Nantucket	0.61
Norfolk	0.52
Plymouth	0.53
Suffolk	0.66
Worcester	0.59

R403.6.1 Replace Subsection R403.6.1 and Subsections R403.6.1.1 and R403.6.1.2 as follows:

R403.6.1 Heat or Energy Recovery Ventilation. Heat or energy recovery balanced ventilation systems shall be provided for dwelling units as specified in either Section R403.6.1.1 or R403.6.1.2, as applicable.

R403.6.1.1 Large Systems. Systems with a rated airflow exceeding 300 cfm shall have an enthalpy recovery ratio of not less than 50% at cooling design condition and not less than 60% at heating design condition, determined in accordance with AHRI 1060 at an airflow not less than the design airflow.

R403.6.1.2 Other Systems. Systems with a rated airflow of 300 cfm or less shall have a sensible recovery efficiency (SRE) of not less than 65% at 32°F (0°C) at an airflow not less than the design airflow. SRE shall be determined in accordance with CAN/CSA-C439 and shall be listed. Linear interpolation of listed values for SRE shall be permitted.

R403.6.3 Replace Subsection R403.6.3 as follows:

R403.6.3 Testing and Verification. Installed performance of the mechanical ventilation system shall be tested and verified by a HERS Rater, HERS Rating Field Inspector, or an applicable BPI Certified Professional, and measured using a flow hood, flow grid, Residential IAQ Fault Indicator Display certified to the California Energy Commission, or other airflow measuring device in accordance with either RESNET Standard 380 or ACCA Standard 5.

R403.6.4 – R403.6.7 Add Subsections R403.6.4 – R403.6.7 as follows:

R403.6.4 Air-moving equipment, selection and installation. As referenced in ASHRAE Standard 62.2, Section 7.1, ventilation devices and equipment shall be tested and certified in accordance with HVI920 (Home Ventilating Institute), or equivalent, and the certification label shall be found on the product. Installation of systems or equipment shall be carried out in accordance with manufacturers' design requirements and installation instructions. Where multiple duct sizes and/or exterior hoods are standard options, the minimum size shall not be used.

R403.6.5 Sound Rating. Sound ratings for fans used for whole building ventilation shall be rated at a maximum of 1.0 sone.

Exception: HVAC air handlers and remote-mounted fans need not meet sound requirements. There must be at least four feet of ductwork between the remote-mounted fan and intake grille.

R403.6.6 Documentation. The owner and the occupant of the dwelling unit shall be provided with information on the ventilation design and systems installed, as well as instructions on the proper operation and maintenance of the ventilation systems. Ventilation controls shall be labeled with regard to their function, unless the function is obvious or unless the function is communicated through a digital user interface provided with the control.

R403.6.7 Air Inlets and Exhausts. All ventilation air inlets shall be located a minimum of ten feet from vent openings for plumbing drainage systems, appliance vent outlets, exhaust hood outlets, vehicle exhaust, or other known contamination sources; and shall not be obstructed by snow, plantings, or any other material. Outdoor forced air inlets shall be covered with rodent screens having mesh openings not greater than ½ inch. A whole house mechanical ventilation system shall not extract air from an unconditioned basement unless approved by a registered design professional. Where wall inlet or exhaust vents are less than seven feet above finished grade in the area of the venting including, but not limited to, decks and porches, a metal or plastic identification plate shall be permanently mounted to the exterior of the building at a minimum height of eight feet above grade directly in line with the vent terminal. The sign shall read, in print size no less than ½ inch in size, "MECH. VENT DIRECTLY BELOW. KEEP CLEAR OF ALL OBSTRUCTIONS".

Exceptions:

- 1. Ventilation air inlets in the wall ≥ three feet from dryer exhausts and contamination sources exiting through the roof.
- 2. No minimum separation distance shall be required between local exhaust outlets in kitchens/bathrooms and windows.
- 3. Vent terminations that meet the requirements of the National Fuel Gas Code (NFPA 54/ANSI Z223.1) or equivalent.

R404.4 Add Section R404.4 and Table R404.4 as follows:

R404.4 Wiring for Electric Vehicle Ready Parking Spaces ("EV Ready Spaces"). EV Ready Spaces shall be provided in accordance with Table R404.4. The dedicated branch circuit shall be identified as "EV READY" in the service panel or subpanel directory, and the termination location shall be marked as "EV READY". The circuit shall terminate in a NEMA receptacle or a Society of Automotive Engineers (SAE) Standard SAE J1772 electrical connector for EVSE servicing *Electric Vehicles*, located within 6 feet (1828 mm) of each *EV ready space*. Conductors and outlets for EVSE shall be sized and installed in accordance with the MA electrical code.

TABLE R404.4 EV READY SPACE REQUIREMENTS

Type of Building	Number of Parking Spaces
1 & 2 family dwellings and town homes	At least one 50-amp branch circuit per dwelling unit to provide for AC Level II charging.
All other R-use buildings	At least 20% of spaces served with a 40-amp, 208/240-volt circuit with a minimum capacity of 9.6 kVA.

Exceptions:

1. In no case shall the number of required *EV Ready Spaces* be greater than the number of parking spaces installed.
2. This requirement will be considered met if all spaces which are not *EV Ready* are separated from the premises by a public right-of-way.
3. R-2 multi-family properties may elect to comply with Commercial EV ready requirements in C405.13
4. One or more SAE Level II spaces may be substituted with multiple SAE Level I spaces provided with wiring for a minimum 20amp, 120 volt EVSE, with a ratio of at least 3 Level I spaces for each Level II space required.

R405. *Replace Section R405 in its entirety as follows:*

Section R405 Passivehouse Building Certification Option.

R405.1 Compliance. Projects may document compliance with either Phius certification in accordance with R405.2 or PHI certification in accordance with R405.3.

Projects pre-certified as meeting the Phius CORE 2021 or Phius ZERO 2021 Passive Building Standard - North America, or newer, demonstrated using approved software by Phius, where Phius design-certification is demonstrated by Phius and a Certified Passive House Consultant (CPHC); or, Projects pre-certified as meeting the Certified Passive House standard using the current software and program criteria by the Passive House Institute (PHI), where PHI certification is demonstrated by a Certified Passive House Designer and a Certified Passive House Certifier.

R405.2 Phius Documentation. When using WUFI Passive or other Phius approved software:

1. Prior to the issuance of a building permit, the following items must be provided to the Building Official:
 - a. A Phius 2021 (or newer) Verification Report which demonstrates project compliance with Phius 2021 (or newer) performance requirements.
 - b. A statement from the CPHC that the verification report results accurately reflect the plans submitted.
 - c. Evidence of project registration from Phius.

OR

- a. A Design Certification Letter from Phius.
2. Prior to the issuance of a certificate of occupancy, the following items must be provided to the building official:
 - a. Design Certification Letter from Phius.
 - b. An updated Verification Report by the CPHC which reflects "as-built" conditions and test results that demonstrate project compliance with Phius (blower door and ventilation results).
 - c. A statement from the CPHC that the envelope meets the Phius hygrothermal requirements found in Appendix B of the Phius 2021 Certification guidebook
 - d. A statement from the Phius Certified Verifier or Rater that the project test results and other Phius verification requirements are met.
 - e. A copy of the Phius workbook listing all testing results and as-built conditions.

OR

- a. A Project Certificate demonstrating final certification awarded by Phius.

AND

- f. A statement from the Phius Verifier or Rater of compliance with R404.4: EV ready, and Appendix RB: Solar Ready Provisions.

R405.3 Passive House International (PHI) Documentation.

1. If using PHI Passive House software, prior to the issuance of a building permit, the following items must be provided to the Building Official:

a. A PHPP compliance report which demonstrates project compliance with current PHI performance requirements;

b. A statement from the Certified Passive House Consultant/Designer (CPHC/D) that the PHPP results and compliance report accurately reflect the plans submitted;

c. Evidence of project registration from a Certified Passive House Certifier.
- OR
2. Prior to the issuance of a certificate of occupancy, the following item(s) must be provided to the building official:

a. A Design Certification Letter from a Certified Passive House Certifier.

b. An updated PHPP compliance report which reflects "as-built" conditions and test results (blower door and ventilation results) that demonstrate project compliance with PHI performance requirements;

c. A statement from the CPHD that the project test results meet the model performance requirements, all the mandatory limits and any other mandatory requirements.

d. A copy of the Passive House Verifier's or Rater's test results;
- OR
- a. A Final Certification Letter from a Certified Passive House Certifier
- AND
- e. A statement from the Passive House Verifier or Rater of compliance with R404.4: EV ready, and Appendix RB: Solar Ready Provisions.

R406.2 Revise TABLE R406.2 as follows:

TABLE R406.2 REQUIREMENTS FOR ENERGY RATING INDEX

SECTION ^a	TITLE
R403.6.1	Heat or Energy Recovery ¹ Ventilation
Electrical Power and Lighting Systems	
R404.1	Lighting equipment
R404.2	Interior lighting controls
R404.4	Wiring for Electric Vehicle Charging Spaces

- a. Reference to a code section includes all of the relevant subsections except as indicated in the table.

R406.3 Reserve this section:

R406.3 Building Thermal Envelope. *Reserved.*

R406.4 Replace Section R406.4 with the following:

R406.4 Energy Rating Index. The Energy Rating Index (ERI) shall be the RESNET certified HERS index determined in accordance with RESNET/ICC 301. Energy used to recharge or refuel a vehicle used for transportation on roads that are not on the building site shall not be included in the ERI reference design or the rated design.

R406.5 Replace Section R406.5 and Table R406.5 with the following:

R406.5 ERI-based Compliance. Compliance based on an ERI analysis requires that the rated proposed design and confirmed built dwelling be shown to have an HERS index rating less than or equal to the appropriate value indicated in Table R406.5 when compared to the HERS index reference design for each dwelling unit prior to credit for onsite renewable electric generation.

TABLE R406.5 MAXIMUM ENERGY RATING INDEX

Clean Energy Application	Maximum HERS Index score ^{a, b}		
	New construction until June 30, 2024	New construction permits after July 1, 2024	Major alterations, additions, or Change of use ^c
Mixed-Fuel Building	52	42	52
Solar Electric Generation	55	42	55
All-Electric Building	55	45	55
Solar Electric & All-Electric Building	58	45	58

^a Maximum HERS rating prior to onsite renewable electric generation in accordance with Section R406.5

^b The building shall meet the mandatory requirements of Section R406.2, and the building thermal envelope shall be greater than or equal to the levels of efficiency and SHGC in Table R402.1.2 or Table R402.1.4 of the 2015 International Energy Conservation Code.

^c Alterations, Additions or Change of use covered by Section R502.1.1 or R503.1.5 are subject to this maximum HERS rating.

R406.5.1 Add Subsection R406.5.1, as follows:

R406.5.1 Trade-off for Clean Energy Systems. New construction following Section R406 or existing buildings and additions following IECC Chapter 5[RE] may use clean energy trade-offs to increase the maximum allowable HERS rating for each unit separately served by any combination of the following:

- 1. Solar Electric Generation: Solar photovoltaic array rated at 4kW or higher shall offset three HERS points for Level 3 alterations, change of use to Residential R-use categories or for fully attached additions.
- 2. All-Electric Buildings shall offset three HERS points for each dwelling unit in new construction, Level 3 alterations, change of use to Residential R-use categories and fully attached additions.

R406.6 Revise Section R406.6 by replacing the reference to Section R406.6 in the first sentence with reference to Section R406.5.

R407 Reserve this Section:

SECTION R407 RESERVED

R408.2.1 Revise the first sentence of Subsection R408.2.1 by replacing 95% with 90% to read as follows:

R408.2.1 Enhanced Envelope Performance Option. The total building thermal envelope UA, the sum of U-factor times assembly area, shall be less than or equal to 90% of the total UA resulting from multiplying the U-factors in Table R402.1.2 by the same assembly area as in the proposed building. The UA calculation shall be performed in accordance with Section R402.1.5. The area-weighted average SHGC of all glazed fenestration shall be less than or equal to 95 percent of the maximum glazed fenestration SHGC in Table R402.1.2.

R408.2.2 Delete option 1. of Subsection R408.2.2 and renumber option 2. As option 1., and option 3 as option 2.

R408.2.2 More efficient HVAC equipment performance option. Heating and cooling equipment shall meet one of the following efficiencies:

1. Greater than or equal to 10 HSPF/16 SEER air source heat pump.
2. Greater than or equal to 3.5 COP ground source heat pump.

For multiple cooling systems, all systems shall meet or exceed the minimum efficiency requirements in this section and shall be sized to serve 100 percent of the cooling design load. For multiple heating systems, all systems shall meet or exceed the minimum efficiency requirements in this section and shall be sized to serve 100 percent of the heating design load.

R408.2.3 *Delete option 1. of Subsection R408.2.3 and renumber option 2. As option 1., and option 3 as option 2.*

R408.2.3 Reduced energy use in service water-heating option. The hot water system shall meet one of the following efficiencies:

1. Greater than or equal to 2.0 UEF electric service water-heating system.
2. Greater than or equal to 0.4 solar fraction solar water-heating system.

Chapter 5: [RE] EXISTING BUILDINGS

SECTION R502 ADDITIONS.

R502.1 *Revise Subsection R502.1 by replacing the third and fourth sentence as follows:*

An addition shall be deemed to comply with this code where the addition alone complies, where the existing building and addition comply with this code as a single building, or where the building with the addition achieves a certified HERS rating in accordance with Table R406.5. Additions shall be in accordance with Section R502.1.1, R502.2 or R502.3.

R502.1.1 *Add Subsection R502.1.1 as follows:*

R502.1.1 Large Additions. Additions to a dwelling unit exceeding 1,000 sq. ft. or exceeding 100% of the existing conditioned floor area, shall require the dwelling unit to comply with the maximum HERS ratings for alterations, additions or change of use shown in TABLE R406.5.

R502.2 *Delete the Exceptions in Subsection R502.2.*

R502.3.1 *Replace the Exception in Subsection R502.3.1 as follows:*

Exception: New envelope assemblies in additions of less than 1,000 sq. ft. are exempt from the requirements of Section R402.4.1.2.

R503.1.5 *Add new subsection as follows:*

R503.1.5 Level 3 Alterations or Change of Use. Alterations that meet the IEBC definition for *Level 3 Alteration* or the IRC definition for *Extensive Alteration*, exceeding 1,000 sq ft or exceeding 100% of the existing conditioned floor area, shall require the dwelling unit to comply with the maximum HERS ratings for alterations, additions or change of use shown in Table R406.5.

R505.1 *Delete the Exception in Section R505.1.*

Appendix RB *revise the Appendix RB title as follows:*

Appendix RB: SOLAR-READY PROVISIONS – DETACHED ONE- AND TWO-FAMILY DWELLINGS, LOW-RISE RESIDENTIAL BUILDINGS AND TOWNHOUSES (Adopted as amended)

RB101.1 Replace Section RB101.1 as follows:

RB101.1 General. These provisions shall be applicable for new construction, except additions under 1,000 sq. ft.

Exception: Buildings and dwelling units complying with Appendix RC Sections RC102 or RC105

RB103.1 Replace Section RB103.1 as follows:

RB103.1 General. New R-use buildings including, but not limited to, detached one- and two-family dwellings, and townhouses with not less than 600 sq. ft. (55.74 m²) of roof area oriented between 110 degrees and 270 degrees of true north shall comply with Sections RB103.2 through RB103.8.

Exceptions:

- 1. New residential buildings with a permanently installed on-site renewable energy system.
- 2. A building with a solar-ready zone that is shaded for more than 70% of daylight hours annually.

RB103.3 Replace International Fire Code with Massachusetts Fire Code in Section RB103.3:

Appendix RC revise the Appendix RC title and notes as follows:

Appendix RC: MASSACHUSETTS MUNICIPAL OPT-IN SPECIALIZED STRETCH CODE 2023

RESIDENTIAL LOW-RISE BUILDING PROVISIONS

The provisions contained in this appendix together with referenced sections from the Stretch energy code constitute the Specialized opt-in code for residential low-rise buildings, and may be adopted by a city or town together with the Commercial Specialized code Appendix CC as their stretch energy code. When adopted by the local municipality, the provisions in this appendix are mandatory in combination with the IECC2021 with Massachusetts Stretch code amendments.

User Note:

About this appendix: This appendix provides requirements for residential buildings. Where adopted by ordinance as a requirement, Section RC101 language is intended to replace Section R401.2.

SECTION RC101 COMPLIANCE

RC101 Replace Section RC101 as follows:

RC101.1 Compliance. Existing residential buildings shall comply with Chapter 5 of the stretch energy code. New residential buildings shall be Net Zero Buildings and comply with Section R404.4 (EV wiring) and either Section R405 (Passivehouse) or Section R406 (HERS) in accordance with RC101.2, as well as one of the following Specialized code pathways:

- 1. Section RC102 Zero Energy pathway
- 2. Section RC103 All-Electric pathway
- 3. Sections RC104 and RC105 Mixed-Fuel pathway.

RC101.2 Application. New dwelling units over 4,000 square feet in conditioned floor area shall comply with either RC101.1 option 1. *Zero Energy Pathway* or option 2. *All-Electric Pathway*, and follow either Section RC102 or Section RC103.

R-use buildings with total conditioned floor area greater than 12,000 square feet shall comply with the provisions of Section R405 Passivehouse Building Certification Option, and any of the pathways in Section RC101.1.

RC101.3 Definitions.

NET ZERO BUILDING. A building which is consistent with achievement of MA 2050 net zero emissions, through a combination of highly energy efficient design together with being either a *Zero Energy Building*, or an *All-electric Building*, or where fossil fuels are utilized, a building fully pre-wired for future electrification and that generates solar power on-site from the available Potential Solar Zone Area.

ZERO ENERGY BUILDING. A building which through a combination of highly energy efficiency design and onsite renewable energy generation is designed to result in net zero energy consumption over the course of a year as measured in MMBtus or KWheq, on a site energy basis, excluding energy use for charging vehicles.

RC102 Replace Section RC102 and Table RC102.2 as follows:

SECTION RC102 ZERO ENERGY PATHWAY

RC102.1 General. New zero energy buildings shall comply with Section RC102.2 and demonstrate a certified HERS rating of 0 or less and comply with Section R406, or complete Design Certification to the Phius ZERO standard and comply with Section R405.

RC102.2 Energy Rating Index Zero Energy Score. Compliance with this section requires that the final HERS rated design be shown to have a score less than or equal to the values in Table RC102.2 when compared to the HERS reference design determined in accordance with RESNET/ICC 301 for both of the following:

- 1. HERS value not including on-site power production (OPP) calculated in accordance with RESNET/ICC 301.
- 2. HERS value including on-site power production calculated in accordance with RESNET/ICC 301 with the OPP in Equation 4.1.2 of RESNET/ICC 301.

TABLE RC102.2 MAXIMUM HERS RATING INDEX^a

FUEL USAGE	HERS RATING INDEX NOT INCLUDING OPP	HERS RATING INDEX INCLUDING OPP
All Electric	45	0
Mixed-Fuel	42	0

^a The building shall meet the requirements of Table R406.2, and the building thermal envelope shall be greater than or equal to the levels of efficiency and SHGC in Table R402.1.2 or R402.1.3.

RC103 Add Section RC103 and Table RC103.2 as follows:

SECTION RC103 ALL ELECTRIC PATHWAY

RC103.1 General. New *all electric buildings* shall comply with Section R401.2.5 and either Section RC103.2 to demonstrate a certified final HERS rating of 45 or less, or Section R405 and be pre-certified to the PHI or Phius CORE standard.

All new buildings shall comply with Appendix RB solar ready provisions and Section R404.4 Wiring for Electric Vehicle Charging Spaces

RC103.2 All Electric HERS Rating Index Score. Compliance with this section requires that the rated design be shown to have a certified HERS Index score less than or equal to the values in Table RC103.2 when compared to the HERS reference design determined in accordance with RESNET/ICC 301 and the following:

- 1. HERS value not including on-site power production (OPP) calculated in accordance with RESNET/ICC 301.

TABLE RC103.2 MAXIMUM HERS RATING INDEX^a

FUEL USAGE	ENERGY RATING INDEX NOT INCLUDING OPP
All Electric	45

^a The building shall meet the requirements of Table R406.2, and the building thermal envelope shall be greater than or equal to the levels of efficiency and SHGC in Table R402.1.2 or R402.1.3.

RC104 dd Section RC104 and Table RC104.2 as follows:

SECTION RC104 MIXED-FUEL PATHWAY

RC104.1 General. This section establishes requirements for new *residential mixed-fuel buildings* with any space heating systems, water heating systems or appliances capable of using fossil fuels such as natural gas, heating oil or propane fuel. All buildings shall comply with either:

- 1. HERS certification: Sections RC104.2 through RC104.5 and RC105
- 2. Passivehouse pre-certification: Section R405 and Section RC104.3

RC104.1.1 Biomass Heating. New *residential buildings* using *clean biomass heating systems* may comply with this section. Biomass heating that does not meet the performance standards of *clean biomass heating systems* shall not be permitted as a primary heating system.

RC104.2 HERS Rating Index Score. Compliance with this section requires that the rated design be shown to have a HERS Index score less than or equal to the values in Table RC103.2 when compared to the HERS reference design determined in accordance with RESNET/ICC 301 for both of the following:

- 1. HERS value not including on-site power production (OPP) calculated in accordance with RESNET/ICC 301.

TABLE RC104.2 MAXIMUM HERS RATING INDEX^a

FUEL USAGE	HERS RATING INDEX NOT INCLUDING OPP
Mixed-Fuel building	42

^aThe building shall meet the requirements of Table R406.2, and the building thermal envelope shall be greater than or equal to the levels of efficiency and SHGC in Table R402.1.2 or R402.1.3.

C104.3 Electric Readiness. Any installed gas, fuel oil or propane furnaces, boilers, water heaters, dryers, or cooking equipment shall comply with the requirements of Sections RC104.3.1 through RC104.3.4. Capacity for the future electric circuits required in this section shall be included in the load calculations of the original installation of electric service to the building and each *dwelling unit*.

RC104.3.1 Space Heating. The building and each *dwelling unit* shall be provided with a designated exterior location(s) in accordance with the following:

1. Natural drainage for condensate from cooling equipment operation or a condensate drain located within three feet (914 mm), and
2. A dedicated branch circuit in compliance with IRC Section E3702.11 based on heat pump space heating equipment sized in accordance with R403.7 and terminating within three feet (914 mm) of the location with no obstructions. Both ends of the branch circuit shall be labeled "For Future Heat Pump Space Heater."

Exception: Where an electrical circuit in compliance with IRC Section E3702.11 exists for space cooling equipment based on heat pump space heating equipment sized in accordance with R403.7.

RC104.3.2 Household Ranges and Cooking Appliances. An individual branch circuit outlet with a minimum rating of 250-volts, 40-amperes shall be installed within three feet of each gas or propane range or permanently installed cooking appliance.

RC104.3.3 Household Clothes Dryers and Water Heaters. An individual branch circuit outlet with a minimum rating of 250-volts, 30-amperes shall be installed within three feet of each gas or propane household clothes dryer and water heater.

RC104.3.4 Water Heating Space. Any permanently installed domestic hot water heating equipment shall be installed in an indoor space:

- (A) with a minimum volume of 700 cubic feet (20,000 L) or the equivalent of one 16-inch (406 mm) by 24-inch (610 mm) grill to a heated space and one 8-inch (203 mm) duct of no more than 10 feet (3048 mm) in length for cool exhaust air.
- (B) that is at least 3 feet (914 mm) by 3 feet (914 mm) by 7 feet (2134 mm) high surrounding or within 3 feet (914 mm) of the installed water heater.

RC104.4 On-site Renewable Energy. New buildings shall comply with either RC104.4.1 or RC104.4.2. Buildings following HERS certification shall comply with the requirements of RC105 solar-roof zone. Buildings following the Passivehouse pre-certification shall comply with Appendix RB solar ready provisions.

RC104.4.1 One- and Two-family Dwellings and Townhouses. One- and two-family dwellings and townhouses shall install an on-site renewable energy system with a nameplate DC power rating measured under standard test conditions, of no less than 4kW per dwelling unit.

Exception: A building where the potential solar zone area is less than 300 square feet.

RC104.4.2 Other Group R Occupancies. Buildings in Group R-2, R-3 and R-4 shall install an on-site renewable energy system with a rated capacity of not less than 0.75 W/ft² multiplied by the gross conditioned floor area.

Exceptions:

1. A building with a permanently installed domestic solar water heating system with a minimum solar savings fraction of 0.5.
2. A building where the potential solar zone area is less than 300 square feet.

RC104.5 Electric Vehicle Readiness. All buildings shall comply with Section R404.4 *Wiring for Electric Vehicle Charging Spaces*.

RC105 Add Section RC105 as follows:

SECTION RC105 SOLAR-ROOF ZONE

RC105.1 General. New detached one- and two-family dwellings, and townhouses with not less than 600 square feet (55.74 m²) of roof area oriented between 110 degrees and 270 degrees of true north shall comply with Sections RC105.2 through RC105.10.

Exception: A building where all areas of the roof that would otherwise meet the requirements of Section RC105 are in full or partial shade for more than 70% of daylight hours annually.

RC105.2 Construction document requirements for solar- zone. Construction documents shall indicate the solar zone.

RC105.3 Solar Zone Area. The total solar zone area shall be not less than 300 square feet (27.87 m²) exclusive of mandatory access or setback areas as required by the MA Fire Code. New townhouses three stories or less in height above grade plane and with a total floor area less than or equal to 2,000 square feet (185.8 m²) per dwelling unit shall have a solar zone area of not less than 150 square feet (13.94 m²). The solar zone shall be composed of areas not less than five feet (1524 mm) in width and not less than 80 square feet (7.44 m²) exclusive of access or setback areas as required by the MA Fire Code.

RC105.4 Obstructions. Solar zones shall be free from obstructions, including but not limited to vents, chimneys, and roof-mounted equipment.

RC105.5 Shading. The solar zone shall be set back from any existing or new permanently affixed object on the building or site that is located south, east or west of the solar zone a distance not less than two times the object's height above the nearest point on the roof surface. Such objects include, but are not limited to, taller portions of the building itself, parapets, chimneys, antennas, signage, rooftop equipment, trees and roof plantings.

RC105.6 Capped Roof Penetration Sleeve. A capped roof penetration sleeve shall be provided adjacent to a solar zone located on a roof slope of not greater than one unit vertical in 12 units horizontal (8% slope). The capped roof penetration sleeve shall be sized to accommodate photovoltaic system conduit and shall have an inside diameter of not less than 1¼ inches (32 mm).

RC105.7 Roof Load Documentation. The structural design loads for roof dead load and roof live load shall be clearly indicated on the construction documents.

RC105.8 Interconnection Pathway. Construction documents shall indicate pathways for routing of conduit or plumbing from the solar-ready zone to the electrical service panel or service hot water system.

RC105.9 Electrical Service Reserved Space. The main electrical service panel shall have space to allow installation of a dual pole circuit breaker for solar electric installation.

RC105.10 Construction Documentation Certificate. A permanent certificate, indicating the solar PV system size in AC and DC KW and or solar thermal size in KW equivalent and other requirements of this section, shall be posted near the electrical distribution panel, water heater or other conspicuous location by the builder or registered design professional.

CHAPTER 6 [RE] REFERENCED STANDARDS

REFERENCED STANDARDS *Add the following Referenced Standards:*

AHRI	Air-Conditioning, Heating & Refrigeration Institute 2311 Wilson Blvd., Suite 400, Arlington, VA 22201
1060-2018.	Performance Rating of Air-To-Air Exchangers for Energy Recovery Ventilation Equipment.
CSA	CSA Group 8501 East Pleasant Valley Road, Cleveland, OH 44131-5516
CAN/CSA-C439-18.	Laboratory methods of test for rating the performance of heat/energy-recovery ventilators.

REGULATORY AUTHORITY

M.G.L. c. 25A, §. 6; St. 2021, c. 8.



April 3, 2024

Department of Energy Resources
c/o Ian Finlayson, Deputy Director, Energy Efficiency Division
100 Cambridge Street, Suite 1020
Boston, MA 02114

Dear Mr. Finlayson:

The Nantucket Builders Association appreciates the opportunity to provide comments regarding the 2021 International Energy Code Council (IECC) Massachusetts Stretch Code.

On behalf of our membership, which represents over 300 Nantucket-based builders, contractors, design professionals, and others who help to drive the island's construction economy, we submit the following:

Variance Pathways

We urge the DOER to provide clearly defined variance pathways to address the inherent challenges of historic preservation, historic district restrictions, and affordability in building construction, particularly on Nantucket.

- **Historic Windows:** Nantucket, like many Massachusetts communities, has a rich and abundant stock of historically-significant structures. To ensure that these buildings remain authentic and contributing to the Nantucket National Historic Landmark, the Nantucket Historic District Commission (HDC) *requires* single glazed windows be used for buildings located in the island's historic core districts. However, the performance of these windows makes the ERI/HERS targets nearly impossible to achieve due to their poor performance.

One possible solution would be to model a "digital twin" using the code minimum for the building's window performance, along with all the other required components of the building. This comparative analysis would help demonstrate, or trigger, a "Variance" of the HERS requirements to allow for the integration of historical windows within these designated zones.

- **Historic Fabric not to be disturbed:** Similarly, if the interior fabric is to remain undisturbed due to historical preservation requirements, those areas of construction could be modeled as a digital twin to the code minimum to prove energy code compliance.
- **Solar permitting restrictions in historic districts:** While solar is possible and growing in popularity on Nantucket, all solar projects must be designed according to strict [historic](#)

[guidelines](#) and approved by the Nantucket Historic District Commission (HDC) prior to the issuance of a building permit. Concern and confusion remain about how certain building projects will meet stretch code compliance, or be enforced, if solar is not allowed by the local permitting authority.

- **Financial Hardships:** On Nantucket, where there is a severe shortage of affordable, year-round housing stock, and the cost of construction is naturally higher due to import premiums (on materials and labor), there is a pressing need for a variance pathway for demonstratable financial hardships, for both existing homes and new construction.

Hardship metrics should take into account local datapoints, such as the actual costs of construction per county.

We are therefore supportive of an alternative compliance path for structures—new construction, renovations and additions—when located within a federally-designated historic landmark district. The need for a “Good Cause” variance process for challenging permit applications cannot be overstated.

Support for Building Commissioners, Inspectors, and Specialty Inspectors

We also urge that the DOER provide additional training for local permitting officials in a convenient and easy to access format. With electrification comes a greater need for education and training, such as for adequately sizing and selecting HVAC equipment (i.e., Manual J, D, S support).

Other suggestions for improving the engagement and education of permitting officials, contractors, and the general public include:

- Online trainings in HERS, ERI and Passive House pathways to support each compliance pathway.
- Hotlines for permitting officials
- Calendars of code adoption including ALL applicable codes with reference materials, which should be circulated widely with builders, homeowners, construction subcontractors and the general public, as well as maintained and posted on the DOER website.
- A checklist including best practice tips for new code features and technologies, which can serve as a helpful reference guide for information such as:
 - EV-charging infrastructure and best practice for electricians and electrical inspectors
 - Continuous insulation, vapor barriers and best practice assemblies for builders and homeowners
 - Heatpump hot water systems— tips and clarifications (i.e. can they be used for baseboard radiant heating?)

We thank you again for your consideration of our feedback. Should you have any questions, please do not hesitate to contact us as the information listed below.

Respectfully,

Frank Daily

Frank Daily; President
On Behalf of the Board of Directors
Nantucket Builders Association

Nantucket Builders Association
P.O. Box 3446 • Nantucket, MA 02584
508-228-1600 • Directors@nantucketbuildersassociation.org
www.nantucketbuildersassociation.org

From: [Holly Backus](#)
To: [Abby De Molina](#); [abigailcamp@comcast.net](#); [ackval62@gmail.com](#); [Adrian Rodriguez](#); [Angus Macleod](#); [Carrie Thornewill](#); [Clement Durkes](#); [Diane Coombs](#); [Esmeralda Martinez](#); [Fiona Johnson](#); [Joe Paul](#); [Leslie Snell](#); [Matt Fee](#); [Mickey Rowland \(mick@miltonrowland.com\)](#); [Nickesha Sheriff](#); [Patten, Constance](#); [Ray Pohl](#); [Rita Carr](#); [Stephen Welch](#); [Tom Montgomery](#); [William Saad](#)
Subject: FW: CLG Update - Mandatory Training & NAPC FORUM Scholarships
Date: Friday, April 12, 2024 11:29:56 AM
Attachments: [image001.png](#)
[CLG NAPC Forum Application 2024.pdf](#)

Good Morning CLG Members,

Please find the below email from MHC regarding **mandatory** training for our CLG.
At least one member from the combined commission, must attend. But more are welcome!

DATES: Tuesday, June 4 @ 10am OR Thursday, June 6 @ 7pm.

And while this training is primarily for our historical commission members and staff, interested HDC members and staff are welcome to attend as well.

IF you are interested in attending this National Register Training with me, **please let me know.**

Please do not reply ALL.

ALSO – attached and mentioned below is a scholarship opportunity for the NAPC Forum in July/August.

Thanks and have a great weekend!!

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: Doherty, Jennifer @ SEC <Jennifer.Doherty@sec.state.ma.us>
Sent: Friday, April 12, 2024 10:46 AM
To: Doherty, Jennifer @ SEC <jennifer.doherty@sec.state.ma.us>
Subject: CLG Update - Mandatory Training & NAPC FORUM Scholarships

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.

Good morning, local CLG coordinators,

Please read carefully below for two important CLG program activities.

Mandatory CLG Training – Completing National Register of Historic Places Eligibility Opinions

One of the roles of a CLG in Massachusetts is to undertake an initial review of eligibility for properties and districts proposed for listing in the National Register of Historic Places. While in other communities the MHC handles this, in CLGs it is the responsibility of the local historical commission or combined historical-historic district commission.

To assist CLGs in completing their eligibility opinions, MHC's National Register Director, Ben Haley, and I will be hosting a **mandatory** training on evaluating National Register eligibility. **Two sessions will be offered: Tuesday, June 4 at 10 am, or Thursday, June 6 at 7 pm.** The same presentation will be given at both sessions, so you only need to attend one.

At least one member of your historical or combined commission, or staff, must attend one of the sessions. More are certainly welcome to attend! Please register any attendees [here](#) by **Tuesday, May 21.**

Before the training session, please review the National Park Service's [Bulletin 15](#), "How to Apply the National Register Criteria for Evaluation," which applies the most to determining eligibility. We also suggest reviewing [Bulletin 16A](#), "How to Complete the National Register Registration Form." You can find other NPS National Register Bulletins [here](#).

If your community has separate commissions, while this training is primarily for local historical commission members, interested local historic district commission members are welcome to attend.

Reimbursable Scholarship Opportunity – NAPC FORUM Conference

We are pleased to offer up to \$10,000 in reimbursable scholarships for CLG commissioners and staff to attend the National Alliance of Preservation Commission's (NAPC) biennial conference, [FORUM](#), July 31-August 4, 2024 in West Palm Beach, Florida. **To receive funding, your CLG must be current on its annual reports, with FY21 through FY23 submitted.**

CLGs are eligible to apply for funding to cover the main conference registration, hotel, and airfare; additional conference events, food, and local transportation must be covered by the attendee. See the application form for registration, hotel, and airfare limits per attendee.

Funding will be reimbursed to the CLG municipality after the conference. It is the responsibility of the attendee to request reimbursement from the municipality, if they pay for costs themselves.

The application is attached here, and is due **Friday, May 3 by 5 pm.** Applications can be emailed back to me, and digital signatures are acceptable.

Funding will be awarded on a first come-first served basis. CLGs can apply for scholarships for multiple attendees, but multiple awards will only be made if funding is still available after one attendee award per CLG has been made.

If you have any questions about the eligibility opinion training or the scholarships, please let me know.

Thank you,
Jenn

Jennifer B. Doherty

Local Government Programs Coordinator
Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, MA 02125-3314
Office: (617) 727-8470
Remote: (617) 807-0685
Jennifer.Doherty@sec.state.ma.us

Register for [virtual workshops](#)

As of August 1, 2023, emails to Jennifer.Doherty@state.ma.us will no longer be delivered. Please update your contact information.

● = on track
● = with risk
● = Past due
● = Not started
● = Complete

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 PAL will submit for FY22 and waiting on FY 23	High	4/30/2024		
Grants	Funding programs	Advocating for expansion of the historic tax credits program Rita will reach out to Preservation Mass and other communities	Medium	4/30/2024		
Grants	CPC Grant for local Structures	Support the historic preservation of Main Street – first apply for CPC funds, then federal/state funds Will be at ATM	Medium	5/15/2024		
Grants	Sewer Force Main	Support Winter Street cobblestone project – neighbors want to put back on Steps Lane; David Gray contacted Holly, finding cisterns	Medium	5/31/2024		
Grants	NPS Grants	Explore the possibility of utilizing NPS funds for local projects – Maritime Heritage grant, MPPF, America’s Heritage, Paul Bruhn, Reuse BD	Medium	12/31/2024		
CLG	Section 106 Reviews	Section 106 Reviews Completed USCG Brant Point and Milestone/Polpis Intersection	Medium	3/15/2024		
CLG	Governance	Set-up meeting for members of CLG (HDC) to complete requirements to maintain the status – Will schedule annual meeting/other sessions	High	6/30/2024		
CLG	Tax Credits	Review any Historic Tax Credit Applications – New 89 Easton St letter	Medium	3/31/2024		
CLG	Education	Summarize <i>Building with Nantucket in Mind</i> - create a short video with samples and post on website Working on solar video	Medium	5/31/2024		
Education	NHC/CLG education	Continuing education for commissioners from MHC – Conflict of Interest training on 3/28/24, CLG webinar on 4/9/24, MA Deconstruction Workgroup 4/24/24, NPS Substitute Materials on 3/21/24 or 4/25/24	Low	4/25/2024		
Education	Community education	Partner with Egan Maritime to educate the public about the recent shipwreck discovery – MHC just announced a new maritime education grant program matching NPS program	Medium	5/31/2024		
Education	Workshop	Propose a historic structure/disaster resiliency/conservation workshop with NHA/NPT – Planning underway – proposed timing is by 12/31	Medium	12/31/2024		
Engagement	Engage peers	Ongoing collaboration with groups (NPT, PIN, Sconset Trust, NHA, etc.)	Medium	Ongoing		

Nantucket Historical Commission

March 15, 2024 Meeting
10AM
131 Pleasant Street, Nantucket

Attendees:

Holly Backus
George Butterworth
Rita Carr
Clement Durkes
Abby De Molina

Mickey Rowland – online
Angus MacLeod – online
Tom Montgomery – online
Mike Burns, Transportation Manager – online
Mike Andrews, US Coast Guard – online
Chelsea Hudok, US Coast Guard – online

Agenda

- Roll call at 10AM *Rita, Clement, George, and Abby are commissioners in the room, Holly is staff in the room at 131 Pleasant Street. Commissioners online are Angus and Mickey with guests Mike Andrews and Chelsea Hudok from the US Coast Guard and Mike Burns, the Town Transportation manager.*
- Public Comment
- *Motion by Rita to move the Section 106 review of Milestone after the Section 106 review by the Coast Guard, seconded by Clement. Rita – aye, Clement – aye, George – aye, Abby – aye, Angus – aye, and Mickey – aye.*
- Staff Update
 - National Alliance of Preservation Commissions presentation to Select Board – *The NAPC will fulfill the initial scope and continue to interview all of those included in the scope including the Chair of this commission*
 - Coastal Zone Management-Board of Underwater Archaeological Resources Coastal Cultural Resources Vulnerability Assessment – *Discovery of the **Warren Sawyer** – David Robinson confirmed it and his organization wants to submit a grant to NOAA/CZM – assessing the vulnerability of the coastal historical resources. Holly has been nominated to the board and will a part of the ongoing group. Will get a copy of the report and include on the website if possible*
- Section 106 Review – United States Coast Guard Project No. 15701843 – Replace Marine Fueling System, Station Brant Point. *Mike Andrews presented on updating the fueling system – no need to provide gasoline fueling as boats are not utilizing gasoline. Will remove gasoline tank and pipe and upgrade diesel tank.*
 - *Tom Montgomery joined electronically at 10:13AM*
 - *Question by Mickey of how visible the new pipe will be – discussion on the fencing and color (black). 3 feet tall – ensuring it is safe from flooding and adheres to resiliency design guidelines. Staff recommendation is that it will not adversely affect the historic district. Question if it will go to HDC and the answer is no since it is federal property and a lifetime replacement. Question on the guardrail – on parking lot side to protect it from vehicles. It will be wooden. Will confirm it will be on the short-side. Note there will be a temporary tank while they are completing the construction. Question by Holly if this has been*

communication to USCG Station Brant Point and the Harbormaster. Affirmative on the USCG Station and will confirm they will reach out to Harbormaster Sheila Lucey.

- *Motion by Rita to write a letter of support of finding, seconded by Tom, Rita – aye, Tom – aye, Mickey – aye, Clement – aye, George – aye, Angus – aye.*
- *Section 106 Letter sent re: Milestone/Polpis Intersection Mike Burns addressed the letter sent by the NHC and will discuss design changes to seek support of the NHC.*
 - *Turning lane for Polpis – shortened by 150 feet*
 - *Milestone – striping was drastically reduced – similar to design at Naushop Road.*
 - *Island size was reduced and basin – special seed mix for regrowth.*
 - *Signage – smallest signage possible is being used*
 - *Left-hand turning lane on Milestone – cannot be removed due to safety reasons. Note it includes minimalist markings.*
 - *Question from Clement on the bike path. Path is 10 feet is the standard but get pressed to use 14 feet for multimodal paths. Usually, to go down to 8 feet you can do so with buildings or wetlands. Sidewalk is next size down but only 5 feet. Question on original Southside bike path width: was 6 feet now is 8 feet wide and 10 feet approaching intersections. Question on seed mix: if it can be used also on North side but plan is to put grass but possibly daffodils as well. Note from Holly of appreciation on limits of disturbance to be reduced so overall less impacts. Question on what is in the seed mix – Mike Burns said there is a standard and he will need to get details on the seed mix. Will not be mowed and just grow back naturally. Thought is that on previous projects there has been consultation with the Land Bank and/or Land and Water Council. Question on length of lanes of on Polpis but it will hold edge of pavement. May include shoulder. Question to commission on how they feel on turning lanes and consensus is we should support this updated design, even with turning lanes for safety reasons. Rotary has no curbing on the edges, only on the island is there granite curbing. Question on crosswalk material – concrete ramp and detectable warning panels. Color of brick red preferred – will verify GPI and MassDOT. Will verify with GPI what they use and confirm with Public Works Director on the seed mix. Motion by Rita, pending confirmation on Mike on seed mix and they use brick red detectable warning panels, that we write a letter in support of the updated design, seconded by Abby. Rita – aye, Abby – aye, Mickey – aye, Tom – aye, Clement – aye, George – aye, Angus – aye. Timeline is mid-June bid date.*
- *Historic Tax Credits Letter of Support, 89 Easton Street (resubmittal) Are asking for the same letter with updated dates so they can apply for next round. Motion by Tom to write an updated letter, second by Mickey. Tom – aye, Mickey – aye, George – aye, Clement – aye, Abby – aye, Rita – aye, Angus – aye.*
- *Ongoing survey work*
 - *Update on FY22 surveys with Public Archaeology Lab Waiting to hear from PAL to send the final swath of fish lots. They are short-staffed but have until Sep 2024.*
 - *FY23 Still pending – hope to have something for next meeting.*
- *Video for solar guidelines, partnering with Historic District Commission HDC has given support. Would be done in-house with Florencia and her team. Rita and Abby volunteered as well as Clement and Angus. Mickey mentioned Val Olliver is someone*

we should reach out to right away. Could be a good way to build on BWNIM such as dormers and glazing. Holly will coordinate the first meeting.

- Commission Goals
- Other Business

Meeting adjourned at 11:42AM Motion to adjourn by Tom, second by George. Tom – aye, Mickey – aye, George – aye, Clement – aye, Abby – aye, Angus – aye.



NANTUCKET HISTORICAL COMMISSION

Town of Nantucket
2 Fairgrounds Road
Nantucket, Massachusetts 02554

COMMISSIONERS

*Angus MacLeod (Chair) Rita Carr (Vice-Chair) Abby De Molina (Secretary)
George Butterworth, Clement Durkes, Thomas M. Montgomery, Milton Rowland,*

March 29, 2024

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

Re: United States Coast Guard Project No. 15701843 – Replace Marine Fueling System, Station Brant Point

Dear Ms. Simon:

The Nantucket Historical Commission met on March 15, 2024 to review United States Coast Guard Project No. 15701843, a proposed replacement of the marine fueling system at Station Brant Point, located at 10 Easton Street, a contributing property within the Nantucket National Historic Landmark District. Mike Andrews and Chelsea Hudock of the Coast Guard's Civil Engineering Unit Providence presented the project.

After reviewing Project No. 15701843, the NHC found no adverse effects on the Nantucket NHL and voted unanimously to support the project.

Thank you for the opportunity to comment on this project.

Sincerely,

Angus MacLeod
Chair
Nantucket Historical Commission

cc: Holly Backus, Nantucket Preservation Planner



NANTUCKET HISTORICAL COMMISSION

Town of Nantucket
2 Fairgrounds Road
Nantucket, Massachusetts 02554

COMMISSIONERS

*Angus MacLeod (Chair) Rita Carr (Vice-Chair) Abby De Molina (Secretary)
George Butterworth, Clement Durkes, Thomas M. Montgomery, Milton Rowland,*

March 28, 2024

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

Re: MassDOT Project #613129

Dear Ms. Simon:

The Nantucket Historical Commission met on March 15, 2024 to review changes made to MassDOT Project #613129 in response to our previous comments submitted on March 4, 2024. Mike Burns, the Town of Nantucket's Transportation Planner, presented changes to the proposed redesign of the Milestone/Polpis Road intersection that include reduced pavement striping and a smaller delta island on Milestone Road, shortening the length of the Polpis Road turning lanes and therefore reducing the increase in paved surface, using a special seed mix to replant the southern side of Milestone Road, and the use of brick-red detectable warning panels along the new bike path.

The NHC feels the changes presented help to mitigate the adverse effects that MassDOT Project #613129 will have on the rural character of Milestone and Polpis Roads and voted unanimously to support the project with these changes.

Thank you for the opportunity to comment on this matter.

Sincerely,

Angus MacLeod
Chair
Nantucket Historical Commission

cc: Holly Backus, Nantucket Preservation Planner