



# 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, October 18, 2024 10:00 AM – 12:00 PM

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

**Signature of  
Authorized Person** | Rita Carr (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!

*Rita Carr (Chair), Angus MacLeod (Vice Chair), Abby De Molina (Secretary), George Butterworth, Diane Coombs, Clement Durkes, Sarah McLane*

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)

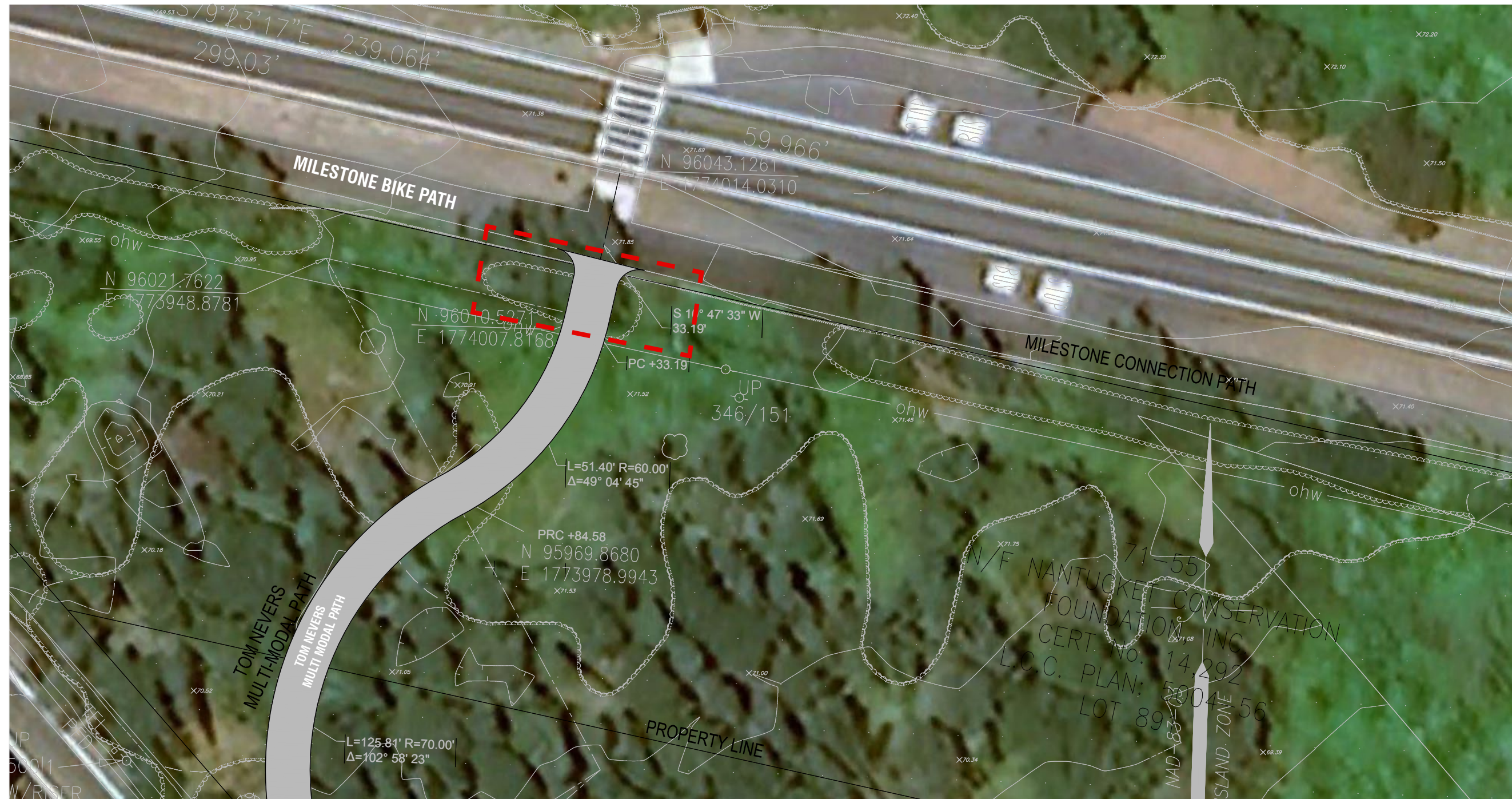
### AGENDA

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

- Public Comment
- Staff Update
- Tom Nevers Trailhead Conceptual Design Review
- International Training Course on Climate Action for Sustainable Built Heritage and Management
- Ongoing survey work
  - Community Preservation Commission funded West Monomoy survey project kickoff event postponed to November 16
  - FY 2023 Request for Qualifications status
- Certified Local Government Memorandum of Understanding
- Commission Goals
- Approval of Minutes – August 16, 2024 and September 20, 2024 meeting
- Other Business



'Man on bike with helmet, Polpis Road Bike Path'  
Photo Credit: Nicole Harnishfeger





STONE DUST SURFACING WITH CURVED BELGIUM BLOCK EDGING



SHADE SHELTER



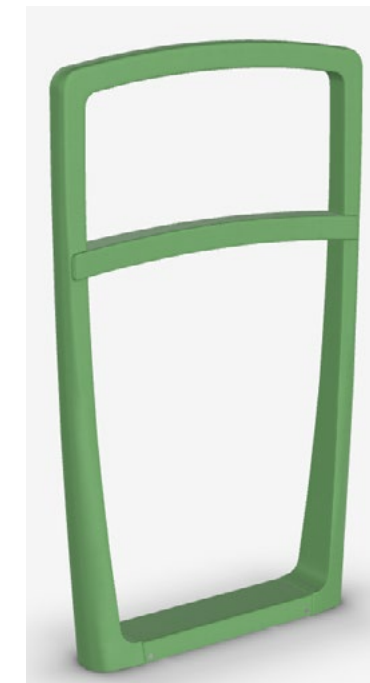
INTERPRETIVE SIGNAGE



CURVED SEATING WITH BACKREST



BIKE REPAIR STATION



BIKE RACK



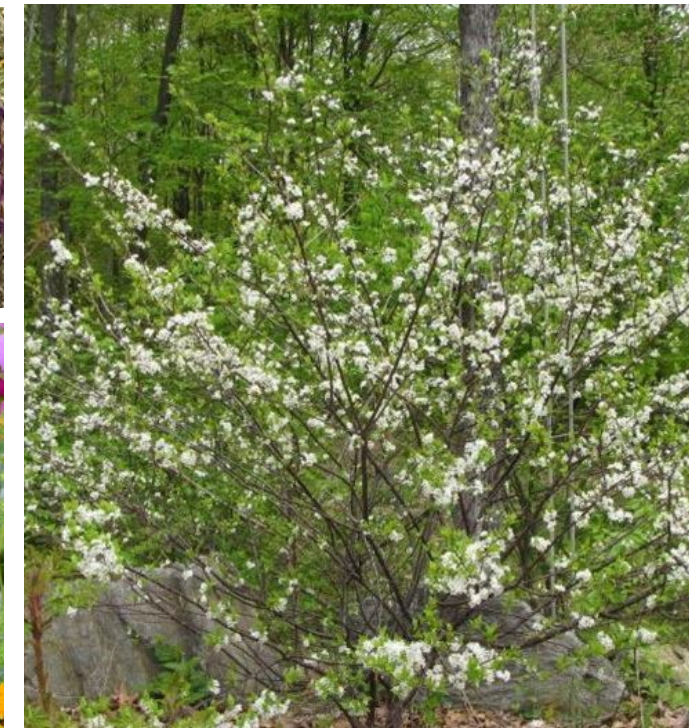
FLORA NATIVE TO NANTUCKET



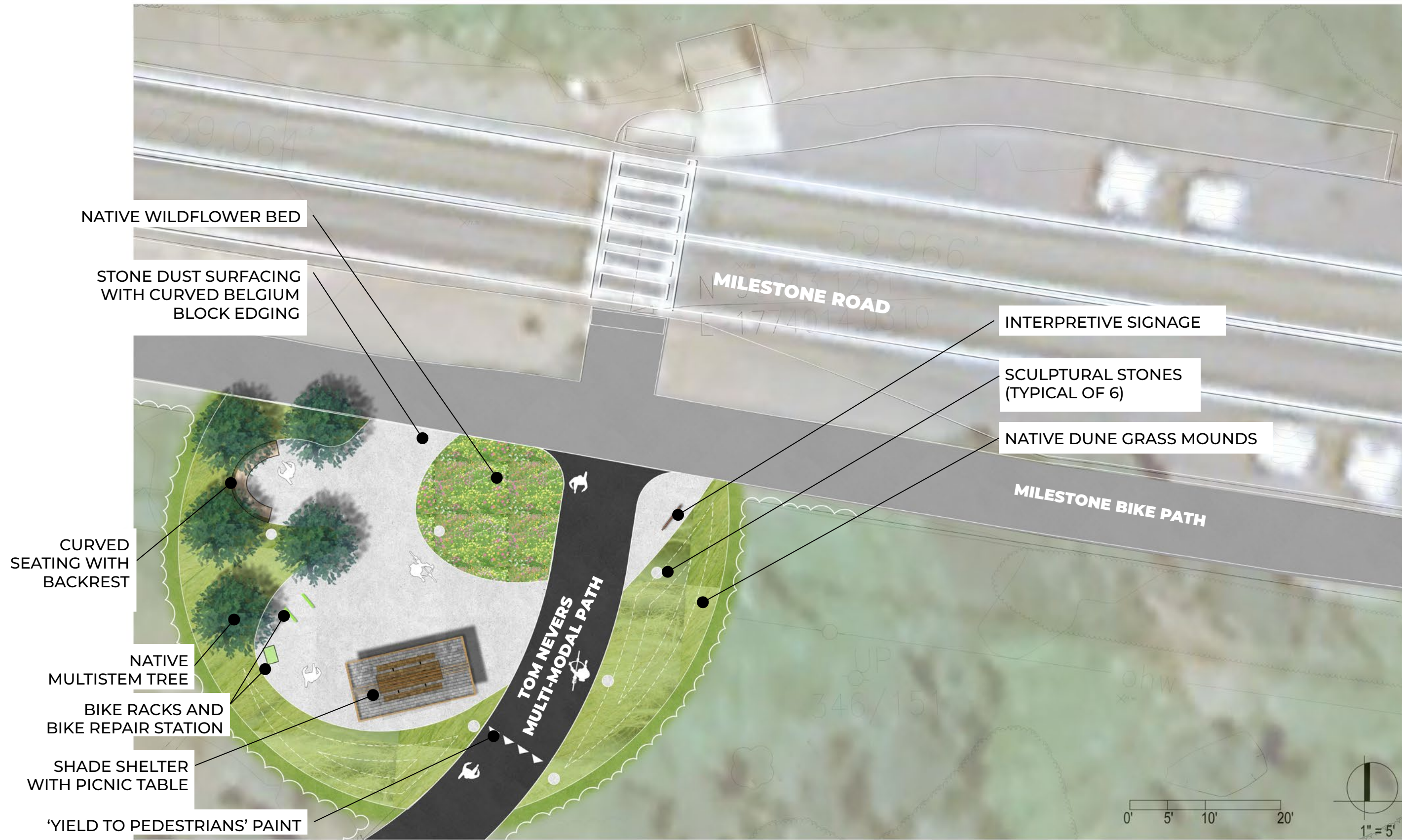
NATIVE DUNE GRASS PLANTING



SCULPTURAL STONES CELEBRATE NATIVE FLORA + FAUNA



NATIVE WILDFLOWERS TRANSITION TO FLOWERING NATIVE SHRUB + SCRUBLAND





PERSPECTIVE VIEW FROM MILESTONE ROAD

| <div>Concept 4- Nantucket Wave</div> <div>Tom Nevers Road- Trail Head</div> <div>Opinion of Probable Cost</div> <div>Nantucket, MA</div> <div>8/2/2024</div> |                                               |      |             |              |               |            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|------|-------------|--------------|---------------|------------|
| Tom Nevers Road- Trail Head                                                                                                                                  |                                               |      |             |              |               |            |
|                                                                                                                                                              |                                               |      |             |              |               |            |
| Item No.                                                                                                                                                     | Item                                          | Qty  | Units       | Unit Price   | Subtotal Cost | Total Cost |
| 1                                                                                                                                                            | Mobilization                                  | 1    | Each        | \$ 8,000.00  | \$ 8,000.00   |            |
| 2                                                                                                                                                            | Construction Entrance Traction Pad            | 1    | Each        | \$ 6,000.00  | \$ 6,000.00   |            |
| 3                                                                                                                                                            | Clear & Grub                                  | 1    | Lump Sum    | \$ 10,000.00 | \$ 10,000.00  |            |
| 4                                                                                                                                                            | Excavation and Dispoal                        | 47   | Cubic Yard  | \$ 42.00     | \$ 2,000.00   |            |
| 5                                                                                                                                                            | Temporary Erosion Control                     | 135  | Linear Feet | \$ 12.00     | \$ 1,700.00   |            |
| 6                                                                                                                                                            | Temporary Tree Protection Fencing             | 100  | Linear Feet | \$ 10.00     | \$ 1,000.00   |            |
| 7                                                                                                                                                            | Shade Shelter                                 | 1    | Lump Sum    | \$ 40,000.00 | \$ 40,000.00  |            |
| 8                                                                                                                                                            | Interperetive Signage                         | 1    | Lump Sum    | \$ 7,500.00  | \$ 7,500.00   |            |
| 9                                                                                                                                                            | Bike Rack                                     | 2    | Each        | \$ 1,500.00  | \$ 3,000.00   |            |
| 10                                                                                                                                                           | Bike Rack Repair Station                      | 1    | Each        | \$ 6,500.00  | \$ 6,500.00   |            |
| 11                                                                                                                                                           | Picnic Table (Under Shade Shelter)            | 1    | Each        | \$ 5,000.00  | \$ 5,000.00   |            |
| 12                                                                                                                                                           | Curved Bench                                  | 1    | Each        | \$ 15,000.00 | \$ 15,000.00  |            |
| 13                                                                                                                                                           | Belgium Block Edging                          | 150  | Linear Feet | \$ 75.00     | \$ 11,300.00  |            |
| 14                                                                                                                                                           | Sculptural Stones                             | 6    | Each        | \$ 1,000.00  | \$ 6,000.00   |            |
| 15                                                                                                                                                           | Stone Dust Surface Course4" thickness         | 14   | Cubic Yards | \$ 50.00     | \$ 700.00     |            |
| 16                                                                                                                                                           | Aggregate Base Course8" thickness             | 28   | Cubic Yards | \$ 35.00     | \$ 1,000.00   |            |
| 17                                                                                                                                                           | Native Multistem Tree                         | 5    | Each        | \$ 1,500.00  | \$ 7,500.00   |            |
| 18                                                                                                                                                           | Hydroseed Wildflower Seed Mix                 | 307  | Square Feet | \$ 7.50      | \$ 2,400.00   |            |
| 19                                                                                                                                                           | Native Grass Seed Mix (scarify and hydroseed) | 1103 | Square Feet | \$ 6.00      | \$ 6,700.00   |            |
| 20                                                                                                                                                           | Top Soil6" thickness                          | 26   | Cubic Yard  | \$ 40.00     | \$ 1,100.00   |            |
| Subtotal                                                                                                                                                     |                                               |      |             |              | \$            | 142,400.00 |
|                                                                                                                                                              |                                               |      |             |              |               |            |
| Island Premium (25%)                                                                                                                                         |                                               |      |             |              | \$            | 35,600.00  |
| Mobilization, Overhead, Profit (15%)                                                                                                                         |                                               |      |             |              | \$            | 21,400.00  |
| Construction Contingency (20%)                                                                                                                               |                                               |      |             |              | \$            | 28,500.00  |
| Total                                                                                                                                                        |                                               |      |             |              | \$            | 227,900.00 |

**Nantucket Certified Local Government – Participants’ Memorandum of Understanding**  
**(Original DRAFT 12-06-21)**

**07-19-24 Supplemental Notes:**

1. At the time of accepting a role in the CLG, to implement the CLG, the HDC established a requirement for a supplemental memorandum of understanding (between the HDC and NHC); this, to establish within a foundational document, i) expectations of the commissions’ independent duties—i.e., outside the CLG—and ii) their respective roles as CLG participants, and iii) areas of collaboration required of the parties to fulfill the role of the CLG. The following text and its structure are consistent with that requirement.
2. A formalized version of the MOU will include appropriate title and signature blocks, and of course a final review for consistency of terms and acronyms.

In order to assist one another and the community, the Nantucket Historical Commission and the Nantucket Historic District Commission desire to enter this Memorandum of Understanding, which outlines their existing responsibilities and those areas of collaboration required of a Certified Local Government.

*It is observed and agreed that:*

**Respective Responsibilities (directly from enabling legislation):**

*The Nantucket Historical Commission is an independent municipal Commission authorized under MGL Chapter 40 Section 8D for the preservation, protection and development of the historical or archeological assets of the Town, County, and Island of Nantucket, a National Historic Landmark.*

More specifically, the Commission is tasked under Law to:

1. Research for places of historic or archeological value,
2. Cooperate with the state archeologist in conducting such researches or other surveys, a
3. Seek to coordinate the activities of unofficial bodies organized for similar purposes, and may advertise, prepare, print and distribute books, maps, charts, plans and pamphlets which it deems necessary for its work.
4. For the purpose of protecting and preserving such places, it may make such recommendations as it deems necessary to the city council or the selectmen—and, subject to the approval of the city council or the selectmen to the Massachusetts historical commission—that any such place be certified as an historical or archeological landmark.
5. It shall report to the state archeologist the existence of any archeological, paleontological or historical site or object discovered in accordance with C. 9, S.27C, and shall apply for permits necessary pursuant to said section twenty-seven C.
6. The commission may hold hearings, may enter into contracts with individuals, organizations and institutions for services furthering the objectives of the commission's program; may enter into contracts with local or regional associations for cooperative endeavors furthering the commission's program; may accept gifts, contributions and bequests of funds from individuals, foundations and from federal, state or other governmental bodies for the purpose of furthering the commission's program; may make and sign any agreements and may do and perform any and all acts which may be necessary or desirable to carry out the purposes of this section.
7. In pursuit of its tasks, the commission shall keep accurate records of its meetings and actions and shall file an annual report which shall be printed in the Town of Nantucket annual report.

8. The commission may appoint such clerks and other employees as it may from time to time require.
9. Said commission may acquire in the name of the city or town by gift, purchase, grant, bequest, devise, lease or otherwise the fee or lesser interest in real or personal property of significant historical value and may manage the same.

*The Nantucket Historic District Commission is an independent municipal Commission authorized by the State Legislature of Massachusetts, under Commonwealth of Massachusetts Special Law, Acts 1970 Chapter 395 (as amended), more generally known as the "Nantucket Historic District Commission establishing Acts."*

Excerpted here from the Acts, the Nantucket Historic District Commission's (HDC) charge is "to promote the general welfare of the inhabitants of the Town of Nantucket through the preservation and protection of historic buildings, places and districts of historic interest through the development of an appropriate setting for these buildings, places and districts and through the benefits resulting to the economy of Nantucket in developing and maintaining its vacation-travel industry through the promotion of these historic associations."

Note: The entirety of the Acts, attached hereto and incorporated by reference, provide breadth of the HDC's tasks and charge, and through these, elaboration on its mission.

**Areas of Collaboration, Required Duties as a Certified Local Government:** *As Nantucket Certified Local Government the respective commissions function in partnership to further Nantucket's historic preservation.*

Required duties, per the US National Park Service, are to:

1. Establish a qualified historic preservation commission.
2. Enforce appropriate State or local legislation for the designation and protection of historic properties. In most cases this is done in the form of a local ordinance.
3. Maintain a system for the survey and inventory of local historic resources.
4. Provide for public participation in the local historic preservation program, including participation in the National Register process.
5. Follow any addition requirements as outline in the State's Procedures for Certification, including as required to maintain Nantucket's CLG designation.

In pursuit of the foregoing duties, subject to any controlling regulation and law:

- The HDC may, at its discretion, solicit the assistance of the NHC in any of its duties.
- Similarly, the NHC may, at its discretion, solicit the assistance of the HDC in any of its duties.
- In pursuit of its duties as Nantucket's CLG, in good faith and in the spirit of partnership, the respective commissions shall seek and find a collaborative solution.

Special Note: Notwithstanding anything to the contrary, be it in fact or interpretation, neither commission shall interrupt or interfere with the official duties, roles, or responsibilities, of the other independent commission.

🟢 = 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<br><b>Phase III Batch 5 final comments due to Holly</b>                              | High     | 10/31/2024 | 🟢               | 🟢              |
| Grants     | Funding programs                | Advocating for expansion of the historic tax credits program <b>Rita will reached out to Preservation Mass but no response yet. Conf 9/27.</b>                 | Medium   | Ongoing    | 🟢               | 🟢              |
| Grants     | CPC Grant for local Structures  | Support the historic preservation of Main Street – first apply for CPC funds, then federal/state funds <b>Continue to support</b>                              | Medium   | 12/31/2024 | 🟢               | 🟢              |
| Grants     | Sewer Force Main                | Support Winter Street cobblestone project – neighbors want to put back on Steps Lane; <b>David Gray will keep Holly in the loop</b>                            | Medium   | Ongoing    | 🟢               | 🟢              |
| Grants     | NPS Grants                      | Explore the possibility of utilizing NPS funds for local projects – <b>NPS was at the conference and outlined grants: Holly will bring examples</b>            | Medium   | 12/31/2024 | 🟢               | 🟢              |
| CLG        | Section 106 Reviews             | Section 106 Reviews <b>Windfarm meeting on 8/20 – comments ended 9/10. Want inclusion on next Heritage Partners meeting.</b>                                   | Medium   | Ongoing    | 🟢               | 🟢              |
| CLG        | Governance                      | Workgroup established to update MOU – <b>Will work on a draft and propose at Oct meeting</b>                                                                   | Medium   | 10/31/2024 | 🟦               | 🟢              |
| CLG        | Tax Credits                     | Review any Historic Tax Credit Applications                                                                                                                    | Medium   | Ongoing    | 🟢               | 🟢              |
| CLG        | Education                       | Summarize <i>Building with Nantucket in Mind</i> – super index will take precedence over any video as discussed as with CLG                                    | Medium   | Ongoing    | 🟢               | 🟢              |
| Education  | NHC/CLG education               | Continuing education for commissioners from MHC – <b>Historic Buildings on 10/18, Historic Significance on 11/19 and Local Preservation 12/9</b>               | Low      | Ongoing    | 🟦               | 🟢              |
| Education  | Community education             | Partner with Egan Maritime to educate the public about the recent shipwreck discovery – <b>Grant announcement passed along – NHA, NPT, MMA, Sconset Trust.</b> | Medium   | Ongoing    | 🟢               | 🟢              |
| Education  | Workshop                        | Propose a historic structure/disaster resiliency/conservation workshop with NHA/NPT – <b>Planning underway – NHA will present at Oct meeting</b>               | Medium   | 12/31/2024 | 🟢               | 🟢              |
| Engagement | Engage peers                    | Ongoing collaboration with groups (NPT, PIN, Sconset Trust, NHA, MMA, Egan Maritime, etc.)                                                                     | Medium   | Ongoing    | 🟢               | 🟢              |

## Nantucket Historical Commission

August 16, 2024 Meeting

10AM

131 Pleasant Street, Nantucket MA and via Zoom

### Attendees:

Holly Backus (staff)  
George Butterworth (Commissioner)  
Abby De Molina (Commissioner)  
Bill Murphy – 89 Easton Street homeowner  
Linda Williams – member of public  
Angus MacLeod (Commissioner)– online  
Clement Durkes (Commissioner) – online  
Rita Carr (Commissioner)– online  
Brian Lever from Epsilon Associates – online  
Hillary Rayport – online

### Agenda

- Roll call at 10:10AM *Commissioners George and Abby are present in person as well as Staff Holly. Guests Bill Murphy and Linda Williams are also in person. Commissioners Clement and Angus are present online. Brian Lever and Hillary Rayport are online.*
- Public Comment
- Election of Officers *Commission will wait until Rita is present and new commissioners to vote.*
- Staff Update
  - National Alliance of Preservation Commissions conference *Holly discussed the program in West Palm Beach – great mix of people; visited Flagler Museum and architectural tour. We were able to get a scholarship because we are a CLG.*
- Historic Tax Credit Letter of Support for 89 Easton Street *Expected an award from April round and need a new letter for the upcoming August round. MHC Comments were positive. Exterior changes approved by HDC. Motion to write a letter by George, second by Abby. George – aye, Abby – aye, Clement – aye, Angus – aye. Thanks to Brian and Bill.*
- Demo delay citizen warrant article – letter of support *Letter is included in the packet. Rita joined at 10:20. Suggestion to put the article number from Ms. Rayport. Holly notes it was not included because did not have one at the time. Angus notes it will get it updated as it circulates but not necessary to update.*
- NP&EDC citizen warrant article – letter of support to include NHC on NP&EDC *Abby commented that we may want to wait until the NP&EDC workgroup meets. Holly noted that we have a member on the board today, in Abby, and that it makes sense to wait. Angus notes we do not have a permanent vote. Ms. Rayport stated her reasons for support. Abby has reiterated that she thinks the group should wait until the workgroup concludes. Linda spoke with background on the commission and it came up previously and this group was dormant. There were 12 members and the town representative to get to 11. Most boards are regulatory and this one is advisory and is appointed entirely by*

*the Select Board. She suggests the commission wait until fully constituted to vote on writing the letter. Rita asked when the meeting is and Abby said it is Wednesday. Rita suggested we wait until we have a special meeting to write a letter but vote today that we support a voice of historic preservation as a representative from the NHC to appoint someone to the NP&EDC. Rita – aye, George – aye, Angus – aye, Abby – abstain, Clement - aye.*

- *Certified Local Government Memorandum of Understanding It was unclear the purpose of the CLG MOU – Angus provided us a sample from Framingham, which is identical to the one already signed by Nantucket with MHC, as Holly provided. HDC wanted an additional MOU as part of the agreement to join the CLG. Angus asked if there has been any confusion between the HDC and NHC since the start of the CLG. Seems there is more desire by the HDC than by NHC to have an additional document. Angus proposes a workgroup to hammer out the language – Abby suggested we wait until we have a larger commission to appoint members and Clement agreed. All agreed to table until we have a full commission.*
- *Ongoing survey work*
  - *Last chance to send Batch 5 Comments to Holly Please send to Holly so she can send to PAL (last section of Fish Lots).*
  - *Community Preservation Commission Survey funding update We supported PiN on West Monomoy and excited to see community engagement and Main Street preservation – extended the plan that was already started.*
    - *Newspaper database outage Rita mentioned end of June, Atheneum's database is offline for 5-6 months before files are migrated to different service. PiN was going to rely on them but will be a huge delay – there are microfilm copies but it is much slower and time consuming. She has been using the Grace Brown Gardner collection at NHA that is digitized scrapbooks. Holly noted this is an issue for PiN and NPT doing general research, as well as PAL. Very difficult for those not on Nantucket. George noted there is some boilerplate language such as 'sash has been replaced' even if the sash is original. Angus said to please add the comments to the surveys where he can.*
- *Commission Goals*
  - *Discussion of possible CPC applications for September 6, 2024 deadline Abby reviewed and Holly mentioned the great presentation by the PiN students on August 9 and will circulate once available.*
- *Approval of Minutes – June 27, 2024 meeting and June 28, 2024 Certified Local Government meeting Motion by Abby, Second by Clement. Abby – aye, Clement – aye, George – aye, Rita – aye, Angus – aye.*
- *Other Business*

***Motion to adjourn by Clement at 11.50PM, seconded by George. Clement – aye, George – aye, Rita – aye, Abby – aye, Angus – aye.***

## Nantucket Historical Commission

September 20, 2024 Meeting

10AM

131 Pleasant Street, Nantucket MA and via Zoom

### Attendees:

George Butterworth (Commissioner)  
Angus MacLeod (Commissioner)  
Rita Carr (Commissioner)  
Clement Durkes (Commissioner)  
Holly Backus (staff)  
Cleary Larkin (Preservation Institute Nantucket)  
Abby De Molina (Commissioner) – online  
Diane Coombs (Commissioner) – online  
Sarah McLane (Commissioner) – online  
Mary Bergman (Nantucket Preservation Trust) – online

### Agenda

- Roll call at 10:10AM *Commissioners George, Rita, Clement, and Angus are present in person. Holly as staff and Cleary Larkin as a guest are also in person. Commissioners Abby, Diane, and Sarah are online. Mary Bergman is also present online.*
- Public Comment *None*
- Election of Officers *George nominated Rita as Chair, second by Abby. George- aye, Rita – aye, Clement – aye, Diane – aye, Sarah – aye, and Angus – aye. Clement nominated Angus as Vice Chair, George seconded. George- aye, Rita – aye, Clement – aye, Diane – aye, Sarah – aye, and Angus – aye. Angus nominated Abby as secretary and Clement seconded. George- aye, Rita – aye, Clement – aye, Diane – aye, Sarah – aye, and Angus – aye.*
- Staff Update *Holly discussed finalizing the CLG report and highlighted volume of 2,025 COAs in FY 24 (!).*
- Ongoing survey work
  - Community Preservation Commission Survey funding update
    - *Preservation Institute Nantucket project to begin soon Cleary gave an update on the surveys and how to make the process more efficient. Kick-off date – Oct 19, 2024 with postcards and hopefully letter from Town. Want to do the kickoff at the Meetinghouse property. Will bring portable scanner and do interviews/discussions the following week. Meeting week of Sep 23 to finalize the details. Holly is excited to have a partner on all this work. PIN will focus on New Guinea next year (in the summer) and this work will help prepare for that. Want to have the community involved and meet MHC requirements.*
  - Massachusetts Historical Commission review of FY 2022 survey forms *Holly has received an email indicting comments and Rita will coordinate the meeting. Question on FY 2023 – Holly gave a quick background on needing staff support. The Chair will be able to support revising the scope so we can try to get a local*

*organization (recognizing the Nantucket factor). Holly will put in for funding in the following year. Emphasize the public-private partnership.*

- *Certified Local Government Memorandum of Understanding Angus mentioned that we had decided to wait for a full commission prior to creating a workgroup to work on revising the wording. Holly noted the HDC has already approved the version of the MOU as drafted at a prior meeting (vote was 4-1). Angus mentioned rewriting the MOU to provide changes but Abby asked how receptive the HDC would be to an updated version. Holly is giving background on this document and saying it is just a beefed-up version of the existing MOU. Angus mentioned it is missing some of the NHC's duties, such as 106 reviews, and concern with the special note. Angus asked Sarah for her perspective from Stowe, VT. She mentioned it is easier to have one commission vs two doing the same thing and having competing agendas. It seems to be based on HDC wanting to not lose control. Idea to have collaboration of both commissions with the wording – Holly cautioned on OML to not have many people together. Angus did point out the MOU may not be needed as neither commission has stepped on each other's toe. Abby asked what would happen if we do not sign the MOU? Rita is proposing to have a workgroup that discusses changes and it is presented to the NHC and if happy the Chairs will discuss. Angus, Clement, and George have volunteered. Abby made the motion to establish a workgroup of Angus, Clement, and George to draft changes and present at our October meeting, Angus seconded. Abby – aye, Clement – aye, Angus – aye, George – aye, Sarah – aye, Diane – aye, Rita – aye.*
- *National Alliance of Preservation Commissions [Webinar September 19](#) – Advisory Council on Historic Preservation Program Comment on Accessible, Climate-Resilient, Connected Communities Holly and Rita attended and it was informative and recording is available. Note was it for federally owned structures (Brant Point) or private buildings receiving public funding. Holly noted NAPC had some concerns. Cleary asked about concerns. Holly mentioned having a change in process and circumventing local requirements. Rita mentioned she attended a good National Preservation Law conference recently that discussed Section 106 reviews (and changes not impacting).*
  - *Public comment open until October*  
[https://www.achp.gov/program\\_alternatives/program\\_comment/PCs\\_2024](https://www.achp.gov/program_alternatives/program_comment/PCs_2024)
- *Commission Goals Abby reviewed the document.*
- *Approval of Minutes will wait until next meeting as there are a few edits*
- *Other Business [NPT 2024 Awards](#) ceremony is at Sherburne Hall, 11 Centre Street on Thursday 9/26 at 5PM; people can also visit award winner, the Maples, at 14 Broadway in Sconset, 10-12PM on the same day. Congratulations on the approval of the demolition delay at STM. Welcome to new commissioners Sarah and Diane!*

***Motion to adjourn by Angus at 11:30AM, seconded by George. Angus – aye, George – aye, Clement – aye, Abby – aye, Sarah – aye, Diane – aye, Rita – aye.***