



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, February 21, 2025 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
- Protection of town owned historic resources
 - Meridian Stones
 - Civil War Monument
- Section 106 Review
 - MassDOT Project #613597: James Coffin Rotary at Milestone Rd
 - MassDOT Project #613595: Nobadeer Farm Rd at Milestone Rd
- Historic resource surveys
 - Public Archaeology Lab FY22 survey progress update
 - Request for Qualifications for FY23 surveys update
 - Community Wind Fund surveys
 - Community Preservation Commission funded West Monomoy neighborhood reconnaissance surveys
- Commission discussion: minimum maintenance of contributing structures (Town Code ch. 124-13) – 10 New Whale Street, 5 Candle Street
- Certified Local Government Memorandum of Understanding

- Commission Goals
- Approval of minutes – February 16, 2024, October 18, 2024 and January 17, 2025 meetings
- Other Business
 - March 12: Joint Meeting with Select Board – Easy St Flood Barrier Feasibility



Nantucket Historical Commission, Town of Nantucket
Rita Carr, Chairperson
2 Fairgrounds Road
Nantucket, MA 02554
Via email

January 29, 2025

Dear Ms. Carr and Members of the Nantucket Historical Commission:

I write to you to bring to your attention two historic and scientifically important landmarks on Nantucket. You are likely very well aware of their presence but not necessarily the threat to their existence. I speak of the two meridian stones that were installed on Fair Street and on Main Street by William Mitchell (1791-1868) – island astronomer, teacher, surveyor, chronometer rater – in 1840. The Town of Nantucket had determined a need for them – and they would be among the first meridian stones erected in the United States. The ones that came later were erected due to statutes not just for the Commonwealth of Massachusetts but countrywide.

These stones were not to help with rating chronometers as once believed but more than likely to help with creating a permanent meridian line that assisted with the compass and chain surveys that were needed for creating maps – including lot lines – for Nantucket. These meridian stones installed by Mitchell assured that the maps and lot lines being drawn were accurate and reliable. There was only one other set of stones before Nantucket's – in Medina, Ohio. Others would follow in the US, but several decades after these two sets. (See *American Surveyor*, April 30, 2006.)

When these stones were set, our streets were full of walkers, horses, horse and pony carts, and some wagons. Today, they are full of far too quickly moving vehicles – as we have seen with the beloved Main Street fountain that has been hit with some frequency of late. Vehicles have hit the meridians as well – thankfully, they have been spared a catastrophic hit so far. I have a collection of marble shards from them being hit (particularly the Main Street stone) and have noted numerous cuts and marks from vehicle strikes.

Last winter, I met with our new Department of Public Works head who enthusiastically assured me he wanted to help and would do something to at least temporarily protect them this past summer. That did not come to fruition and while I have tried numerous times to contact him, my attempts have received silence. Thus, I am coming to you to ask for help to make sure that these stones are protected ***NOW*** before they are obliterated and we lose them forever – they are very much in danger of this and I fear them getting through another year intact.

I would be happy to speak with you further about this matter but I urge you to make this a priority. However small it may seem, these stones are important not just to our island history but our nation's history

as well. I can be reached by phone at 508.228.2896 or email at jfinger@mariamitchell.org. I look forward to hearing from you.

Thank you for your time in this matter.
Sincerely,

A handwritten signature in blue ink that reads "Jascin N. Leonardo Finger". The signature is written in a cursive style with a large initial 'J' and 'F'.

Jascin N. Leonardo Finger
MMA Deputy Director
Curator of the Mitchell House, Archives and Special Collections





February 14, 2025

Rita Carr
Chair of Nantucket Historical Commission
C/O Holly E. Backus
Preservation Planner
Town of Nantucket
Planning & Land Use Services
2 Fairgrounds Road
Nantucket, MA 02554

RE: Intersection Improvements at the James Coffin Memorial Rotary (Milestone Rotary Reconstruction, MassDOT Project #613597)

Dear Ms. Carr:

The Massachusetts Department of Transportation (MassDOT) has initiated a project with the Nantucket Department of Public Works (DPW) and Nantucket Planning and Economic Development Commission (NPEDC) for the reconstruction of the James Coffin Memorial Rotary (Milestone Rotary) which is the intersection of Milestone Road, Orange Street, Sparks Avenue, and Old South Road. The existing rotary has been reported to have heavy traffic volumes and has failing level of service conditions with long queues during both the morning and evening peak hours. In addition to the congestion issues described, this location is a MassDOT Highway Safety Improvement Program (HSIP) 2008-2017 Bicycle Crash Cluster. An intersection is defined as HSIP-eligible if the intersection is within the top five percent in its respective Regional Planning Commission (RPC) boundaries based on crash rate. A road safety audit (RSA) was conducted in 2017 resulting in multi-modal safety recommendations. The full RSA report is available on MassDOT's website¹.

The goals of this project are to reduce the number and severity of crashes, improve bicycle and pedestrian accommodations, and reduce vehicular delays. The MassDOT Intersection Control Evaluation (ICE) process determined that the proposed intersection control type will be a modern roundabout. Proposed improvements will also include improvements to the shared-use paths at the intersection, signing, striping, and pavement reconstruction. The proposed roundabout under evaluation may result in road layout alterations that will impact the parcel boundaries surrounding the intersection. No impacts on buildings or structures are proposed.

The Massachusetts Historical Commission's Cultural Resource Information System indicates there are no Massachusetts Historical Points within the project area, but the project does fall within the island-wide historical area identified as the Nantucket Historic District. MassDOT and the design team are aware of the presence of local historical monuments in the project area including the James Coffin Memorial and the historical marker at the start of the 'Sconset Path.

The enclosed project information is provided for the Historical Commission's review of compliance with the regulations governing Section 106.

¹ Road Safety Audit for Milestone Road – May 22, 2017

<https://gis.massdot.state.ma.us/arcgis/rest/services/Roads/RoadSafetyAudits/MapServer/0/425/attachments/399>

Ms. Rita Carr
February 14, 2025
Page 2

On behalf of MassDOT, we request that the Nantucket Historical Commission review the enclosed materials at their earliest convenience and reply with any comments that the Commission wishes to make regarding this project.

If you have any questions regarding the enclosed project information, please feel free to contact me or the MassDOT Project Manager Greg Frazier at greg.frazier@dot.state.ma.us. If you have any questions concerning the Section 106 process, please feel free to contact Jameson Harwood (508-542-6967) of the MassDOT Highway Division's Cultural Resources Unit at jameson.harwood@dot.state.ma.us.

Sincerely,

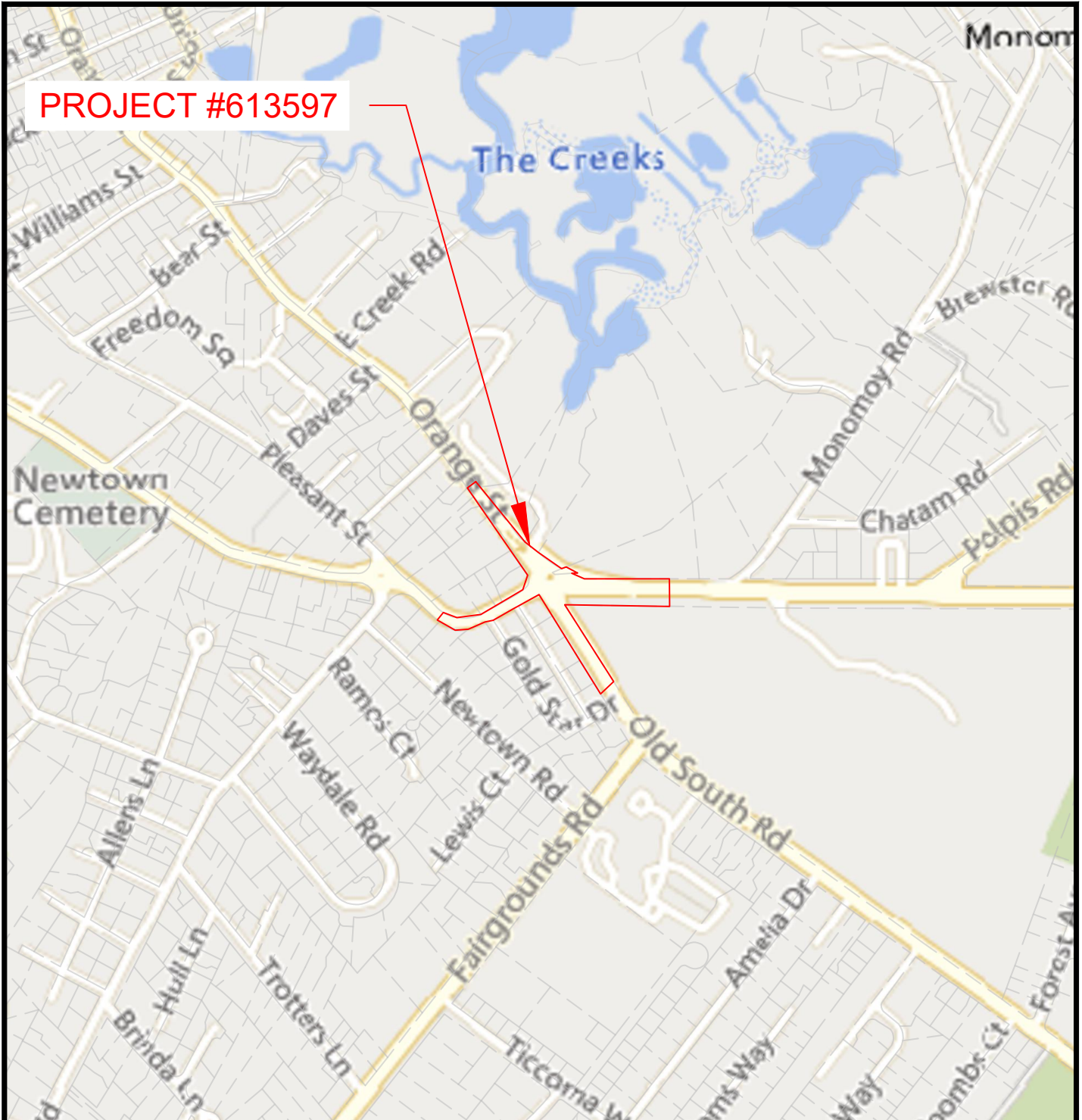


Aaron Keegan, PE
Project Manager
Aaron.keegan@fando.com
413-333-5461

Attachments: Project Locus Map
List of Historical Sites abutting project limits per MACRIS Database

CC: Andrew Patnode, DPW Director, Town of Nantucket, apatnode@nantucket-ma.gov
Mike Burns, Transportation Program Manager, NPEDC, mburns@nantucket-ma.gov
Jameson Harwood, Cultural Resources Supervisor, MassDOT, jameson.harwood@dot.state.ma.us
Brona Simon, State Historical Preservation Officer & Executive Director, MA Historical Commission (hard copy sent via mail)
Greg Frazier, MassDOT Project Manager, greg.frazier@dot.state.ma.us

File Path: J:\DWG\IP2020\0127\N20\Civil\Figures\20200127\N20_Locus Map_ - Copy for Historical Letter.dwg Layout: LOCUS MAP2 Plotted: Tue, February 11, 2025 - 8:53 AM User: comor.agro
MS VIEW: Plotter: DWG TO PDF-PC3 CTB File: FO HALF.STB



INTERSECTION PROJ. WORK LIMIT BOUNDARY
PARCEL BOUNDARIES (APPROX.)



SCALE:

HORZ.: 1:500
VERT.: 1:500

FUSS & O'NEILL

1550 MAIN STREET, SUITE 400
SPRINGFIELD, MA 01103
413.452.0445
www.fando.com

LOCUS MAP
INTERSECTION IMPROVEMENTS AND
MILESTONE ROAD ROTARY RECONSTRUCTION
MASSDOT PROJECT #613597

NANTUCKET

MASSACHUSETTS

PROJ. No.: 20200127.N20
DATE: 2/11/2025

FIG.1

MACRIS Database Hisorical Areas/Sites

#	Demolished?	MHC #	Historic Name	Common Name	Address	Designations	Use Types
1		NAN.D	Nantucket Historic District		Nantucket	NHL (1966) NRDIS (1966)	Agricultural; Commercial District; Other Institutional; Residential District;

February 14, 2025

Rita Carr
Chair of Nantucket Historical Commission
C/O Holly E. Backus
Preservation Planner
Town of Nantucket
Planning & Land Use Services
2 Fairgrounds Road
Nantucket, MA 02554

RE: Intersection Improvements on Milestone Road at Nobadeer Farm Road (MassDOT Project #613595)

Dear Ms. Carr:

The Massachusetts Department of Transportation (MassDOT) has initiated a project with the Nantucket Department of Public Works (DPW) and Nantucket Planning and Economic Development Commission (NPEDC) for the reconstruction of the intersection of Milestone Road at Nobadeer Farm Road. The intersection of Milestone Road at Nobadeer Farm Road has been identified as having a failing level of service, safety issues, and substandard bicycle and pedestrian infrastructure. This location is a MassDOT Highway Safety Improvement Program (HSIP) high crash location cluster for 2019-2021 and 2018-2020. An intersection is defined as HSIP-eligible if the intersection is within the top five percent in its respective Regional Planning Commission (RPC) boundaries based on crash rate. A road safety audit (RSA) was conducted in 2017 resulting in multi-modal safety recommendations. The full RSA report is available on MassDOT's website¹.

The goals of this project are to reduce the number and severity of crashes, improve bicycle and pedestrian accommodations, and reduce vehicular delays. The MassDOT Intersection Control Evaluation (ICE) process is currently being performed to determine the preferred intersection type. ICE Stage 1 has determined that the intersection control type will either be an All Way Stop or a Roundabout. Proposed improvements will also include improvements to the shared-use path at the intersection, signing, striping, and pavement reconstruction. The extent of the impacts to private property will depend on which alternative is chosen.

The Massachusetts Historical Commission's Cultural Resource Information System indicates there are no Massachusetts Historical Points within the project area, but the project does fall within the island-wide historical area identified as the Nantucket Historic District.

The enclosed project information is provided for the Historical Commission's review of compliance with the regulations governing Section 106.

¹ Road Safety Audit for Milestone Road – May 22, 2017

<https://gis.massdot.state.ma.us/arcgis/rest/services/Roads/RoadSafetyAudits/MapServer/0/425/attachments/399>

Ms. Rita Carr
February 14, 2025
Page 2

On behalf of MassDOT, we request that the Nantucket Historical Commission review the enclosed materials at their earliest convenience and reply with any comments that the Commission wishes to make regarding this project.

If you have any questions regarding the enclosed project information, please feel free to contact me or the MassDOT Project Manager Greg Frazier at greg.frazier@dot.state.ma.us. If you have any questions concerning the Section 106 process, please feel free to contact Jameson Harwood (508-542-6967) of the MassDOT Highway Division's Cultural Resources Unit at jameson.harwood@dot.state.ma.us.

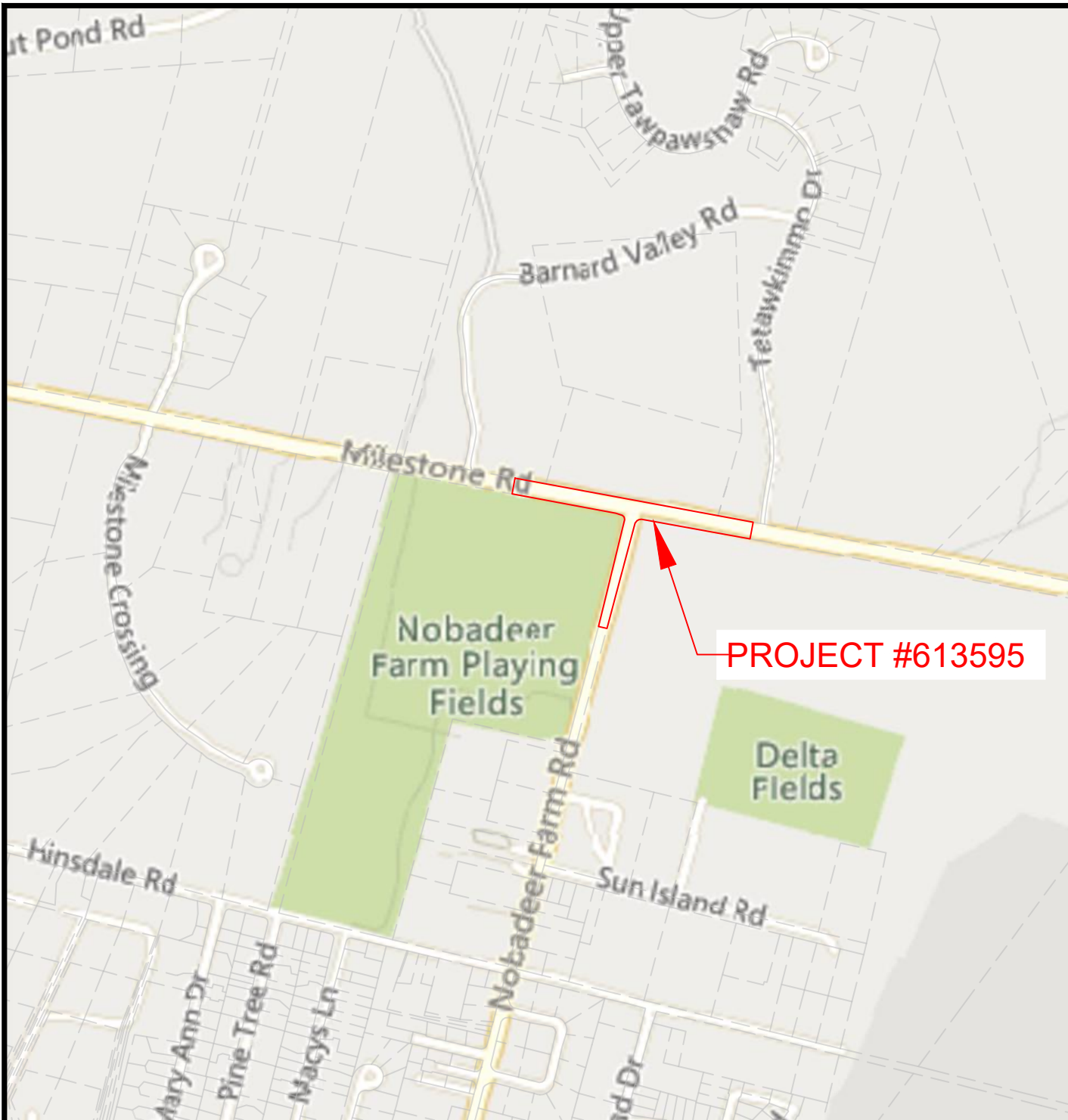
Sincerely,



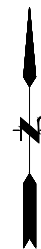
Aaron Keegan, PE
Project Manager
Aaron.keegan@fando.com
413-333-5461

Attachments: Project Locus Map
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CC: Andrew Patnode, DPW Director, Town of Nantucket, apatnode@nantucket-ma.gov
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INTERSECTION PROJ. WORK LIMIT BOUNDARY
PARCEL BOUNDARIES (APPROX.)



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HORZ.:	1:600
VERT.:	1:600

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LOCUS MAP	
INTERSECTION IMPROVEMENTS ON MILESTONE ROAD AT NOBADEER FARM ROAD MASSDOT PROJECT #613595	
NANTUCKET	MASSACHUSETTS

PROJ. No.: 20200127.N10
DATE: 2/11/2025
FIG. 1

MACRIS Database Hisorical Areas/Sites

#	Demolished?	MHC #	Historic Name	Common Name	Address	Designations	Use Types
1		NAN.D	Nantucket Historic District		Nantucket	NHL (1966) NRDIS (1966)	Agricultural; Commercial District; Other Institutional; Residential District;

§ 124-13. Minimum maintenance of buildings and structures to which St. 1970, c. 395 applies. [Added 4-12-2004 ATM by Art. 55, approved 9-3-2004]

- A. Owners of certain contributing buildings and structures in the Nantucket Historic District shall provide sufficient minimum maintenance as defined herein in Subsection B below, to the minimum extent necessary to keep such buildings from falling into a state of poor repair as may be identified hereinafter by the Nantucket Historic District Commission rules and regulations as contributing buildings and structures to the historic authenticity of the Nantucket Historic District. This provision shall only apply to the exterior architectural features of such contributing buildings and structures, as defined in St. 1970, c. 395, § 2A,¹ as amended, and also to the interior portions of buildings and structures which, if not adequately maintained, would cause the exterior architectural features to deteriorate or become damaged.
- B. In carrying out the responsibilities set forth in § 124-13A above, owners shall therefore be responsible for taking at least the minimum steps necessary to prevent the deterioration of the following items, which would, if allowed to deteriorate, cause a detrimental effect upon the character of the Historic District as to such contributing buildings and structures as follows:
 - (1) Foundations, exterior walls or other vertical supports (exterior or interior);
 - (2) Roofs or other horizontal members (including joists, beams, etc.);
 - (3) Chimneys or chimney support systems.
- C. In cases where deterioration has already progressed to an advanced stage, and where immediate removal is requested by the owner, the standard for razing in St. 1970, c. 395, § 6 shall apply.
- D. In all cases for such contributing buildings and structures, nonstructural exterior architectural features shall be repaired. In situations where it is impractical to repair the feature, or prohibitively expensive to replace it, it shall be stored safely until such time as it is possible to recreate the feature from the original pieces at reasonable expense.
- E. The Nantucket Historic District Commission upon application and after hearing, may grant a waiver from the requirements of this section upon a showing of impossibility, or financial hardship, or the occurrence of events beyond the owner's control, or such other exigent circumstances as the Commission may determine.
- F. Any person violating this section shall be subject to a fine or penalty in the amount of \$300, with each day to be considered as a separate violation. The enforcing person for purposes of Nantucket Code § 1-2 shall be the administrator of the Historic District Commission or his/her designee.

1. Editor's Note: See Ch. A301, § A301-4, Historic District Commission.

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 Mission of the Nantucket Historical Commission is to serve the public by protecting the National Historic Landmark of Nantucket. Nantucket's important historic resources include structures as well as their setting and context, the American and Native American artifacts, and the island's special visual quality, as expressed in the natural and built environment.

The NHC advises the Select Board on matters of preservation, and works with Nantucket's Preservation Planner, Planning Director, and other municipal agencies. It creates plans and guidelines for historic preservation, directs surveys of buildings and lands of archaeological and historic significance, and advocates for historic preservation.

The NHC complements the local Historic District Commission, which is Nantucket's regulatory architectural review board. It also liaises with the Massachusetts Historical Commission and local preservation and conservation non-profits.

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. Please see Appendix A.

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, nothing in the above Memorandum shall be construed to alter or limit each commission's responsibilities under their respective state and local enabling legislations.

🟢 = 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 Holly waiting Phase III Batch 5 feedback January 2025 from PAL	High	2/28/2025		
Grants	Funding programs	Advocating for expansion of the historic tax credits program Rita reached out to Preservation Mass but no response yet.	Medium	Ongoing		
Grants	CPC Grant for local Structures	Support the historic preservation of Main Street – first apply for CPC funds, then federal/state funds Digitizing the deeds is on the radar.	Medium	3/31/2025		
Grants	Sewer Force Main	Support Winter Street cobblestone project – neighbors want to put back on Steps Lane; David Gray will keep Holly in the loop.	Medium	Ongoing		
Grants	NPS Grants	Explore the possibility of utilizing NPS funds for local projects – NPS was at the conference and outlined grants: Holly will bring examples.	Medium	3/31/2025		
CLG	Section 106 Reviews	Section 106 Reviews Permit was issued on 12/20 but new administration has vowed to stop them.	Medium	Ongoing		
CLG	Governance	Workgroup established to update MOU – Will update draft and have Holly present to Town Counsel.	Medium	2/28/2025		
CLG	Tax Credits	Review any Historic Tax Credit Applications Letter for 89 Easton Street approval received in August 2024 round.	Medium	1/31/2025		
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 NAPC Training on 1/30 at 1PM for historic surveys and free with code: SURVEY	Low	1/30/2025		
Education	Community education	Partner with Egan Maritime to educate the public about the recent shipwreck discovery – Grant announcement passed along – NHA, NPT, MMA, Sconset Trust.	Medium	Ongoing		
Education	Workshop	Propose a historic structure/disaster resiliency/conservation workshop with NHA/NPT – Planning underway – NHA hosting workshops with ICR.	Medium	3/31/2025		
Engagement	Engage peers	Ongoing collaboration with groups (NPT, PIN, Sconset Trust, NHA, MMA, Egan Maritime, etc.)	Medium	Ongoing		

Nantucket Historical Commission

February 16, 2024 Meeting

10AM

131 Pleasant Street, Nantucket MA and via Zoom

Commissioners Present: Rita Carr, Clement Durkes (in person); Tom Montgomery, Mickey Rowland, Angus MacLeod (online); Abby De Molina (online, departed early).

Town of Nantucket staff present: Holly Backus, Preservation Planner; Mike Burns, Transportation Program Manager; Erika Mooney, Operations Administrator.

Others: Eric Riese, Consultant engineer, GPI; Hillary Rayport.

Commissioner absent: George Butterworth

Agenda

- **Roll call at 10AM** *Rita, Clement, and Holly are present in person; Tom, Mickey, Abby and Angus are online. Guests Mike Burns, the Town Transportation manager, consultant Eric Riese, and Hillary Hedges Rayport.*
- **Public Comment** - none
- **Staff Update**
 - Demo delay bylaw update: Holly reports that previously discussed changes will not appear on the warrant for Annual Town Meeting, Holly will continue to work on it and bring forward next year, or a potential Special town Meeting
 - National Alliance of Preservation Commissions will report to the Select Board next week (2/21/24)
 - Community Preservation Commissions – applications submitted jointly with Preservation Institute Nantucket for Main St sidewalk project and the West Monomoy (Five Corners) neighborhood reconnaissance surveys have been accepted and will be on the Town Meeting warrant
 - Offshore Wind Fund community grant: Previously discussed video can be done in-house with funding from the communications department HDC is in support of videos to illustrate *Building with Nantucket in Mind*
 - Holly submitted an application for surveys of Town owned historic resources, submitted herself on behalf of the NHC
- **Ongoing Survey Work**
 - **Update on FY2023 Request for Qualifications**
 - Holly had a joint meeting with the MHC and Finance department; discussed difficulty finding a qualified consultant. RFQ will be revised; Massachusetts Historical Commission rejected an applicant who had no Massachusetts experience.
 - Angus asked about methodology for finding consultants on island; Holly explained that the “Nantucket factor” of higher costs per survey and travel required by our location hasn’t been previously taken into account; the number of surveys required for a \$40,000 project may be reduced for the new RFQ

- Clement asked how many organizations are qualified; Holly said about six and had reached out to a few to see might be interested and they said they would be, but likely the consultant hired will not have past Nantucket experience.
 - Holly explained the boilerplate for the RFQ requires a certain specific amount of past survey experience, she has been discussing with the state the subject matter experts on the island who might not meet that threshold but would otherwise be qualified.
- **Application for FY2024**
 - Holly and Town Admin decided not to go forward with an application for FY2024 due to the open pending contracts for FY2022 and FY2023.
 - Angus cautioned against losing momentum, Clement noted we have the steps in place and can hopefully keep going when the open projects are completed
- **Section 106 Review – Milestone Rd/Polpis Rd Intersection**
 - Eric Riese, GPI presented the project; 100 percent design submission will be due next week, project will be advertised in the summer and begin after Labor Day
 - Holly noted that multiple boards did not receive a project notification letter from GPI; she noted this is within the island-wide National Historic Landmark District, and there are contributing structures within the area of potential effect
 - Angus noted the importance of maintaining the historic setting of the road.
 - Hillary Rayport noted the road itself is historic, and noted the bylaw that limits road construction to preserve the historic setting. Roads are part of the cultural landscape. Nantucket has historically not had turning lanes.
 - Clement questioned the safety of T-stops vs Y-intersections, and has concerns about signage and curbing, road paving
 - Eric noted 5 total signs are proposed, including replacing existing signs. All signs are either federally mandated or for safety. Reflectivity is tied to a federal standard, all signs are black and white. Curbing will be asphalt berm, median will be granite block flush with the road
 - Erika Mooney: Stressed the importance of granite flush with the road so house moves can move easily through the intersection. Noted her personal appreciation for the “crosswalk ahead” signs
 - Discussion of the confusion over stop signs on bike paths; they are not being proposed for this project.
 - Holly asked about having the path on one side continue; Erika answered that the whole project started as a bike extension project, that is the driver
 - Clement asked about the width of the bike path, 10 feet is standard, this is proposed as 15 because it is busy and the extra width exists.
 - Hillary asked for discussion about the turning lanes, and how widening the road will change the character of Milestone Road.
 - Mickey asked why a T-intersection is proposed and not a roundabout for safety
 - Mike and Eric answered a roundabout is the long-term preferred alternative
 - Erika noted how turning lanes on Old South Road have positively improved traffic there

- Discussion about flow from Polpis Road; most drivers are turning right, only one lane on Polpis would delay motorists turning right, two lanes allows more flow
- Angus expressed concern over the widening creating a different open feeling; suggest planting what is suggested as plain grass with wildflowers
- Discussion of mitigating the impact of the increase in pavement with green space; intention is not to have a manicured “lawn” effect
- Additional concerns noted about the concerns with turning lanes, particularly on Polpis. Eric noted the delay and potential road rage not having a turning lane could cause, stressed that a roundabout is the long-term goal.
- Tom raises the importance of wide enough roads for large trucks to pass through the intersection; Eric and Mike discussed the size trucks used in models to create this plan
- Discussion of the 2004 bylaw that banned turning laws; Erika questioned if it would be passed today; Mike noted that it doesn’t apply to Milestone Road as it is a state road, and this plan has less total pavement.
- Holly asked – is there an Area of Potential Effect map; Eric will follow up
- **Motion: NHC to write a letter to MassDOT reflecting the Commission’s concerns over the intersection project. Made by Clement, second by Rita.**
 - **Vote: Clement, aye; Rita, aye; Mickey, aye; Tom, aye; Angus, aye**
- Mickey questioned a “green blob” on the plan, it’s a sediment forebay into an infiltration basin for stormwater. Angus asked about vegetation in the basin, it will be a mostly grasses
- **Approval of Minutes:** will be revised for approval in the March meeting
- **FY2023 Report:** Holly to add a section about the wreck of the Warran Sawyer
 - **Motion to approve the Annual Report with Holly’s addition. Made by Clement, second by Mickey.**
 - **Vote: Clement, aye; Mickey, aye; Rita, aye; Angus, aye.**
- **Commission Goals**
 - Hillary asked that Section 106 review be included on the Goals document, Holly noted the different types of Section 106 review and that the NHC has been involved. Discussion on why the NHC was not involved in the Milestone/Polpis review earlier, desire for the NHC to be involved at the start.
- **Motion to adjourn at 12 PM: Made by Rita, Second by Clement**
 - **Vote: Rita, aye; Clement, aye; Mickey, aye; Angus aye.**

Nantucket Historical Commission

October 18, 2024 Meeting

10AM

131 Pleasant Street, Nantucket MA and via Zoom

Commissioners Present: George Butterworth, Clement Durkes, Angus MacLeod, Rita Carr, (in person); Sarah McLane (online).

Staff Present: Holly Backus, Preservation Planner

Public: Anne Dougherty, Randy Ringer (in person); Brandon Kunkel, Hillary Rayport, Mike Burns, Matt Freemont Smith (online)

Commissioners absent: Diane Coombs, Abby De Molina

Agenda

- **Meeting called to order at 10 AM** George, Clement, Angus, and Rita are in person, Sarah via Zoom. Preservation Planner Holly Backus is in person with members of the public Anne Dougherty and Randy Ringer, and Brandon Kunkel and Hillary Rayport online.
- **Public Comment**
 - Hillary Rayport commented on the application before the Historic District Commission to demolish 10 New Whale Street, a brick industrial building near the waterfront. States it would be a loss for the community and has potential for reuse despite its dilapidated condition. Asked if the NHC would attend the HDC meeting.
 - Holly Backus will be at the HDC meeting as staff liaison; this topic will be on the agenda for the November NHC meeting.
 - Sarah notes this is a great opportunity for a historic tax credit project
- **Tom Nevers Trailhead Conceptual Design Review**
 - Anne Dougherty presented the project and explained ReMain Nantucket's involvement in the design and planning of the trailhead where Tom Nevers and Milestone Road meet
 - Brandon Kunkel, Weston & Sampson explained the design: was for a natural and clean design with native plants and a simple structure for cyclists and pedestrians to take a break, highlight the natural beauty with interpretive signage
 - Materials include crushed shell, Belgian block edging, natural cedar seating and shade structure.
 - Design stresses native plants with flowering trees and wildflowers for color, decorative stones for visual interest
 - Clement questioned a maintenance fund, mentions that wildflowers need maintenance. Is in favor of the design.
 - Anne notes that Kelly Omand, Nantucket Conservation Foundation, will consult on native species
 - Mike Burns, Transportation Program Manager, says maintenance responsibilities have yet to be determined

- Randy Ringer notes the Tom Nevers Civic Association could contribute to maintenance funds
 - Matt Freemont Smith, Sconset Civic Association, appreciates the plan and asks about adding a water fountain
 - Anne notes a water fountain is not feasible within the scope of this plan, access is too distant.
 - Angus appreciates the design but would like something that fits in more with what's existing along Milestone Rd currently, is concerned about flower maintenance, thinks this looks very different from what is along the road now; would like a different color green for the bike rack and bike repair station
 - Holly stresses the importance of a natural feeling
 - Sarah questions the Belgian block stone edging of the planting beds and suggests something more minimal that would disappear
 - Clement suggests a bollard style bike rack that could match what's in town
 - Hillary mentions the NHC's previous guidance for bike racks in town vs out of town and a past stated preference for slanted granite curbs
 - Discussion of hiding the area a little from the road, with native shrubs like bayberry
 - Rita notes the current design feels somewhat formal for this suggestion of Milestone Rd but favors the general goals
 - Mike notes the goal is for the project to be completed by 2027 and is a separate project, but contingent upon, the extension of the Tom Nevers bike path
 - The Commission asks for the design to be brought back before moving on to regulatory boards, noting that it is not a requirement.
- **International Training Course on Climate Action for Sustainable Built Heritage and Management**
 - ICCROM is hosting a monthlong program in materials conservation with the Nantucket Historical Association; Holly will speak on a panel
- **Ongoing Survey Work**
 - Kickoff event for the Preservation Institute Nantucket's West Monomoy survey project postponed to November 16 due to hurricanes.
 - FY2023 Survey Request for Qualifications
 - Contract has been extended for 1 year by the Massachusetts Historical Commission; RFQ will be amended
 - The project was reduced from 140 surveys to 120, to be more competitive for respondents
 - Rita noted that digitizing all of Nantucket's deeds would make it more feasible for off island consultants to complete surveys; Rita will reach out to the Registrar to look into feasibility.
 - Updating the National Historic Landmark datasheet could help make future surveys less labor intensive
- **Certified Local Government MOU**
 - Concerns over "special note" at the end of the document; question of if the second MOU is necessary, will wait to for a full board to discuss further

- **Commission Goals**
 - Continuing to look into expanding historic tax credits
 - Curbing and sidewalk materials are being restored after the sewer force main project on Centre and Lily Street; Holly is in frequent contact with the Sewer department.
- **Approval of Minutes: August 16 and September 20, 2024 meetings**
 - **Motion to Approve by Angus, Second by George**
 - **Angus, aye; Clement, aye; George, aye; Sarah, abstain; Rita, aye**
- **Other business**
 - Rita will prepare FY2024 report for review next meeting
- **Motion to adjourn at 11:34 AM made by Clement, second by Angus**
 - Clement, aye; Angus, aye; George, aye; Sarah, aye; Rita, aye.

Nantucket Historical Commission

January 17, 2025 Meeting

10AM

131 Pleasant Street, Nantucket MA and via Zoom

Attendees:

George Butterworth (Commissioner)
Rita Carr (Commissioner)
Holly Backus (staff)
Vince Murphy – Town Sustainability Programs Manager
Leah Hill – Town Coastal Resilience Coordinator
Rachel Freeman – Director of the Land Bank
Mary Bergman – Nantucket Preservation Trust
Abby De Molina (Commissioner) – online
Sarah McLane (Commissioner) – online
Diane Coombs (Commissioner) – online
Angus MacLeod (Commissioner) – online
Clement Durkes (Commissioner) – online

Agenda

- Roll call at 10:02AM Commissioners George and Rita are present in person. Holly as staff is also present in person. Members of the public Vince Murphy (Town Sustainability), Leah Hill (Town Sustainability) and Rachel Freeman (LB) are also present in person. Commissioners Abby, Sarah, and Diane are online. Abby made a motion to move Francis Street to first on the agenda, George seconded it. Abby - aye, George – aye, Sarah – aye, Diane – aye, and Rita – aye. Please note Commissioner Angus joined online at 10:05AM.
- Francis Street Beach Improvement Project Leah Hill presented an overview of the project and noted there is a [workgroup](#) with representation from the SB, NP&EDC, Remain, Land Bank, town staff from sustainability, stormwater, administration, DPW, and consultants. Noted the importance of limiting beach erosion at the intersection of Washington and Francis Streets. Rachel presented two views – dune swoop vs beach overlook. She noted the Land Bank wants to retain kayak access. Vince noted there were two meetings with 125 attendees earlier in the week (1/13 and 1/15) and there was a slight preference for a boardwalk. Leah noted the [survey](#) is open until 1/21 8PM and both meetings are online. The feedback will be compiled and presented to the workgroup on Friday 1/14/25. Note: Commissioner Clement joined at 10:24AM. Commissioners and staff noted collaboration is important and want to see the design as it evolves. Too early to support one approach vs another.
- Public Comment None
- Staff Update Holly noted we have a new staff member who will be doing more administrative HDC work. NHA invited Jeffrey and Elizabeth Michael Chiarippa and Elizabeth Watson, Preservation Planner. 89 Easton Street was awarded in August 2024.
- Commission discussion: minimum maintenance of contributing structures (Town Code ch. 124-13) – 10 New Whale Street, 5 Candle Street Angus reviewed the HDC

discussion. There is a push to move toward 10 New Whale demolition because the engineer said it is past the point of rehabilitation but 5 Candle Street can meet the minimum standards. Angus notes he had spoken with Glenn who is restoring the candle factory. The Town wants an independent engineer to see if the building is truly able to be salvaged. Angus suggested reaching out to other parties that may have not only preservation and legal experience. Angus suggested speaking to Heritage Partners. Holly will reach out to them and Glenn as well – what can be done with the structure. Holly will speak to the CLGs for Fall River and New Bedford. Sarah mentioned there are qualified craftsmen on the island such as Colin Evans and this is an ideal tax credit project. Holly noted there needs to be permission from the owner to do anything on the property. Diane noted HDC used to require an independent inspector to go into buildings before they were demolished. Abby asked about the previous COA that expired but Holly pointed out it was 30 years ago and now has entered the period of significance. Mary Bergman spoke about importance the period of significance and of working people. She also gave some guidance on language in the act to protect the building in Appendix C.

- Certified Local Government Memorandum of Understanding Still pending review by Town Counsel*
- African Meeting House 200th Anniversary celebration Abby gave an overview of the event.*
- New National Natural Landmark: Nantucket Barrier Beach and Wildlife Refuge Holly reviewed. Angus asked about special protections. Mary suggested partnering with NCF and Trustees.*
- Commission Goals Abby reviewed.*
- Approval of minutes – December 20, 2024 meeting Motion to approve by Angus, second by George. Angus – aye, George – aye, Clement – aye, Abby – aye, Diane – aye, Sara – aye, Rita – aye.*
- Other Business*

Motion to adjourn by George at 11:22AM, seconded by Clement. George – aye, Clement – aye, Angus – aye, Abby – aye, Diane – aye, Sarah – aye, Rita – aye.