

TOWN AREA PLAN WORK GROUP
Meeting of June 12, 2025, at 10:30 am by Zoom
FINAL DRAFT MINUTES FOR FILE

Attending: Mary Anne Easley, Marsha Fader, Alison King, Mickey Rowland, Lee Saperstein, and Megan Trudel.

Absent: Regen Horchow.

Attendance was verified by a roll call; there was a quorum at all times. This is a brief version of the minutes for the record.

1.Call to Order.

Lee Saperstein, Secretary, with the consent of those present, acted as Chair of this meeting and called the meeting to order at 10:33 am.

2.Agenda Approval.

The agenda was approved unanimously by roll-call vote (Mary Anne Easley, aye; Marsha Fader, aye; Alison King, aye; Mickey Rowland, aye; and Lee Saperstein, aye).

3.Approval of Minutes for June 5, 2025.

A motion for approval of the draft minutes for June 5, 2025, was made by Lee Saperstein, seconded by Alison King, and approved by roll-call vote (Mary Anne Easley, aye; Marsha Fader, aye; Alison King, aye; Mickey Rowland, aye; and Lee Saperstein, aye).

4.Public and Member Comments.

None.

5. Discussion on Draft Final Report.

This meeting had two agenda items: to review suggested additions to the Natural and Cultural Resources Section as suggested by Marsha Fader and Mickey Rowland and, if agreement is reached on Item 1., to approve submission of the draft document to the Nantucket Planning and Economic Development Commission.

Item 1. Restore support for the HDC as written originally in the draft of 2024. The following language was submitted by Marsha Fader and Mickey Rowland on June 10, 2025.

Reference: as submitted 2024:

“Goal 2. Re-establish the HDC as an autonomous department with its own director,

according to the most recent state legislation; fund an architectural historian to review all HDC applications for the Town Area/Old Historic District structures; re-establish the HSAB/Historic Structures Advisory Board of the Historic District Commission/HDC; update HDC “Building With Nantucket in Mind,” expanding upon guidelines & regulations for historic structures, treating outlying areas separately; encourage the reading and circulation of this HDC book.”

“Goal 3. Encourage and support a new area plan for the Downtown. Request a member of the new team be one of the members of the Town Area Plan of 2024.”

The memorandum went on to propose restoration language.

“Option 1 re-write the Natural and Cultural Resources section of the plan to insert as Goal 2 and Goal 3 in the section language as originally submitted and as written below.”

“Goal 2. Establish the HDC with its own professional director/administrator and staff. The intent is to create a commission dedicated and focused wholly and solely on Historic District design review, applicant support, research, public education, existing and emerging historic preservation challenges. This goal addresses Town Area Plan issues described in Section 3: Housing: Goal 4; Section 2: Goals 3, 6, 9 as well as in other plan recommendations.”

“Goal 3. Encourage and support a new area plan for the Commercial Downtown. Being contiguous with the Town Area Plan, this commercial and waterfront area has a major impact on the Town Area Plan that is almost impossible to separate out its concerns - each affects the other.”

Megan Trudel transcribed the language of the memorandum plus new text that appeared to reflect the on-going conversation. There were three choices for Goal 2 and one for Goal 3.

“MF/MR-Goal 2. Establish the HDC with its own professional director/administrator and staff. The intent is to create a commission dedicated and focused wholly and solely on Historic District design review, applicant support, research, public education, existing and emerging historic preservation challenges. This goal addresses Town Area Plan issues described in Section 3: Housing: Goal 4; Section 2: Goals 3, 6, 9 as well as in other plan recommendations.”

“Group Edit-Goal 2. Encourage and support the funding and creation of an HDC Manager and reorganization within PLUS to have support staff dedicated to the operations of the HDC. The intent is to create a commission dedicated and focused wholly and solely on Historic District design review, applicant support, research, public education, existing and emerging historic preservation challenges. This goal addresses Town Area Plan issues described in Section 3: Housing: Goal 4; Section 2: Goals 3, 6, 9 as well as in other plan recommendations.”

“MT-Goal 2. Support a legislative change to the HDC enabling legislation that would prioritize architectural review and historic preservation initiatives within the Old Historic Districts. Included in these changes, would be the allowance for staff to have decision making authority for certain minor proposed architectural changes so that the Commission can focus on substantive applications. The intent is to allow for dedication and focus wholly and solely on Historic District design review,

applicant support, research, public education, existing and emerging historic preservation challenges. This goal addresses Town Area Plan issues described in Section 3: Housing: Goal 4; Section 2: Goals 3, 6, 9 as well as in other plan recommendations.”

“Goal 3. Encourage and support a new area plan for the Commercial Downtown. Being contiguous with the Town Area Plan, this commercial and waterfront area has a major impact on the Town Area Plan that is almost impossible to separate out its concerns - each affects the other.”

After some reflection, Mickey Rowland moved that the (highlighted) Group Edit for Goal 2 and all of Goal 3 be included in the final document. Approval was unanimous (Mary Anne Easley, aye; Marsha Fader, aye; Alison King, aye; Mickey Rowland, aye; and Lee Saperstein, aye).

Item 2. Submission of the Draft Town Area Plan to the NPEDC. Megan Trudel told the group that if she had the document this week, it could be included in the packet for the NPEDC meeting of June 23rd. Discussion ranged around a potential delay for Mary Anne Easley to proofread the document for consistency of formatting. Mary Anne Easley said that she had no intention of changing any wording but would be looking for font and format consistency. Marsha Fader spoke in favor of a month’s-long delay. Lee Saperstein said that a vote would settle the matter and he proposed that the Work Group submit the draft to the NPEDC, Mary Anne Easley seconded, and the vote to approve was four positive and one negative (Mary Anne Easley, aye; Marsha Fader, nay; Alison King, aye; Mickey Rowland, aye; and Lee Saperstein, aye). Megan Trudel promised to share the edited document with the Work Group.

6. Adjournment.

Lee Saperstein announced that, after many years, the Work Group had completed its work. He was sorry that Henry Terry was not here to realize the many months, indeed years, of collaborative discussion and writing. Adjournment will end, except for meeting with the NPEDC, the Work Group’s meetings. He presumed that the Work Group will be discharged by the NPEDC after their meeting of June 23rd. He said also, primarily to Megan Trudel, that a meeting posting for the Work Group coincident to that of the NPEDC should be filed so that members of the Work Group could attend and, importantly, discuss with the Plan with members of the NPEDC.

Adjournment by acclamation came at 11:21 am.

The next meeting is with the NPEDC on June 23, 2025.

For reference: Subcommittee composition.

2. Land Use: Liz Almodobar (resigned) and Mary Anne Easley
3. Housing: Marsha Fader and Mickey Rowland
4. Economic Development: Alison King and Mary Longacre (term expired June 30)
5. Natural and Cultural Resources: Liz Almodobar (resigned) and Marsha Fader
6. Open Space and Recreation Plan: Mary Anne Easley and Henry Terry
7. Services and Facilities: Regen Horchow and Mickey Rowland
8. Circulation; Mary Longacre (term expired) and Lee Saperstein

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