

Certified Local Government

Joint meeting of the Historic District Commission and Nantucket Historical Commission

June 27, 2025, Meeting

1PM

Via Zoom

Attendees:

Abby Camp – HDC (Acting Chair)
Val Oliver – HDC
Joe Paul – HDC
Connie Patten – HDC
Carrie Thornewill – HDC
Angus MacLeod – HDC and NHC Vice Chair
George Butterworth – NHC
Clement Durkes – NHC
Abby De Molina – NHC
Rita Carr – NHC Chair
Megan Trudel – PLUS Staff: Deputy Planning Director
Holly Backus – PLUS Staff: Preservation Planner
Cathy Flynn – PLUS Staff: Land Use Specialist

Not present: Stephen Welch – HDC Chair
Ray Pohl – HDC Vice Chair
Sarah McLane – NHC

Agenda

- Abby Camp, Acting HDC Chair
 - Roll call & acceptance of agenda *Attendance: Val – aye, Joe – aye, Angus – aye, Connie – aye, and Abby C – aye. Motion to accept the agenda by Val, Val – aye, Joe – aye, Angus – aye, Connie – aye, Carrie – aye, and Abby C – aye.*
- Angus MacLeod, NHC Chair
 - Roll call & acceptance of agenda *Attendance: George – aye, Abby D – aye, Angus – aye, Rita – aye, and, Clement – aye. Motion to accept the agenda by Angus, George – aye, Abby D – aye, Angus – aye, Rita – aye, and, Clement – aye.*
- “Building with Nantucket in Mind” – Super Index *Discission on this item paused without the HDC Chair. Angus mentioned on how to make it more accessible to others. Carrie mentioned someone looking to replace windows so they understand they must come to the HDC and apply when replacing windows. Would like to work with Marine Home Center and Island Lumber so they let people know.*
- Education – National Alliance of Preservation Commissions (NAPC) Webinars
 - CLG Membership *Holly mentioned the NAPC webinar on design guidelines this week.*
 - Town Leadership / Other Town Staff

- Nantucket Association of Real Estate Brokers *Question if there is a specific contact we have from NAREB. Holly would like to know what to emphasize on behalf of the HDC. How much people can do to a historic house. Angus mentioned a very helpful webinar from NAPC on this topic and we can see if Holly can circulate. Rita mentioned providing education to a wider audience including public and Select Board. Ex. Have a speaker such as Sara Bronin Key to the City: How Zoning Shapes Our World or Donovan Rypkema of PlaceEconomics*
- Ongoing Survey Work: *Holly gave an update*
 - MHC Grant FY21 –Pilot Survey of Fish Lots (completed) – in MACRIS & Town GIS
 - MHC Grant FY22 – Fish Lots & Brant Point (completed) – pending MACRIS & Town GIS
 - FY24 CPC Project – West Monomoy (PIN Project – started)
 - MHC Grant FY23 – pending updated RFQ *Goal is to create Form Bs – intense and have a lot of information compared to other states.*
- Proposed Senate Bill S1428 & House Bill 4331 to amend MGL Ch40 Section 8D (historical commissions) and Ch40C (historic districts) and what this means to the Nantucket Historic District *Bill will have detrimental changes and unintended consequences – to communities that have their own process on the books for demolition → would make the State responsible vs. the community. People do not expect it to pass.*
- Preservation Staff *There is a staff member, Nikki, who is continuing education in preservation. Rita mentioned NAPC recommended more preservation staff. Angus mentioned the recent change at HDC removing Holly from the meetings. Lack of dedicated HDC Staff/administrator and lack of Holly speaking is an issue. Abby C seconded Angus' comments for when we discuss a historic building at HDC – lack of back and forth. Connie also emphasized these comments. Megan did comment that there is staff available to the HDC and there are staffing considerations to be considered for all boards and commissions. Would like people to set-up an appointment with the Deputy Director or Director to discuss. Val noted Holly does provide a written report that should be read prior to the meeting. Angus mentioned Holly's notes are not part of the minutes and Val mentioned we should adopt them into the minutes. Megan confirmed the staff report is a part of the record. Carrie left the meeting at 1:50PM.*
- Demolition by Neglect *Abby C supports doing something. Val mentioned there needs to be a substantial fine. Rita suggested we identify properties and create a database. Abby D mentioned the NHC should be proactively notify the HDC of properties at risk and have a regular interlude. Abby C said we should have specific actions we prescribe and have fines be substantial. George asked about access to the interior but Holly said we do not have access.*
- Next Steps for CLG / Bi-annual Meeting Dates *Holly would like to encourage having this more than once a year and in-person. Abby D suggested at least once in the winter and in-person. Angus agreed. Motion from HDC to meet twice a year. Joe – aye, Connie - aye, Val – aye, Abby C – aye, Angus – aye. Motion from NHC to meet twice a year. Clement – aye, Abby D – aye, Angus – aye, George – aye, and Rita – aye.*
- Approval of Minutes of June 28, 2024, CLG Meeting
 - Acting HDC Chair *Motion to approve the minutes by Val, Val – aye, Joe – aye, Connie – aye, Angus – aye, Abby C – aye.*
 - NHC Chair *Motion to approve the minutes by Angus, second by Abby. Angus – aye, Clement – aye, Abby D – aye, George – aye, and Rita – aye.*

- Close CLG Meeting:
 - Abby Camp, Acting HDC Chair *Motion adjourn by Connie, second by Joe. Val – aye, Angus – aye, Connie – aye, Joe – aye, and Abby C – aye.*
 - Rita Carr, NHC Chair *Motion to adjourn by Angus, second by Clement. Clement – aye, Angus – aye, George – aye, Abby D – aye, and Rita – aye.*

Adopted: August 26, 2025, by HDC and September 19, 2025, by NHC