

MINUTES

Organizational Focus Committee

Wednesday, April 11, 2018

2nd Floor Training Room @ 4 Fairgrounds Rd, Nantucket, Ma

Board Members Present: Stephen Welch (Chairman), Val Oliver (Vice Chair), John McLaughlin

Staff Not Present: John Hedden, Land Use Specialist; Cathy Flynn, Administrative Specialist

Others Present: Holly Backus, Land Use Specialist; Brad Fleming; Madaket Advisory Board

I. Procedural Business

- a. Stephen Welch called the meeting to order at 1:09PM
- b. Audio/Video Announcements: Stephen Welch
- c. Adoption of Agenda: Motion to Approve (Oliver)

II. Minutes for March 28, 2018
Motion to Hold (Oliver)

III. Public Comment
None

IV. Unfinished Business

- a. Motion to Ratify Election of Officers (Oliver)
Stephen Welch- Chair
Val Oliver- Vice Chair

V. New Business

Motion to move the Madaket Advisory Board discussion to the beginning of the agenda (Oliver).

Madaket Advisory Board (MAB)- Update and discussion
Brad Fleming MAB Chair

a. Brad Fleming was asked from previous board to draft a Madaket Area Plan, similar to the Sconset area plan. He proposed the following areas to be delineated:

* An overlay district to include Fishers' Landing, Blue Heron Way to Eel Point, inside of Madaket Harbor.

* An Old Historic District of Madaket to include Madaket Road, North Cambridge Street (West and North), Esthers' Island and everything on the waterfront.

The architecture of Madaket is a “mish mash”, but part of the charm. He also replied that any new and/or additions to houses might be limited to 1 ½ stories. All of Madaket is limited to 25ft per zoning.

b. Stephen Welch suggested to focus on the Madaket Historic District area and what type of controls the MAB would like to see. He also suggests that the MAB capture the quintessential Madaket by drafting a set of rules and regulations, such as gutters, doors, windows; guidelines, such as massing and style. Timeline also needs to be addressed and determinations of whether an MHD is allowable under the HDC act versus the state law pertaining to historic districts. And to make both the rules and regulations, as well as the guidelines, a priority. For all, if legal action is required, public hearings, adopting and ratification are part of that. From a legal standpoint, whatever recommendations are solidified, it must be able to withstand scrutiny if it is appealed and be able to stand on its own. It has to avoid being arbitrary and capricious, basis revolves around the historic fabric of Old Madaket. He suggested two stages. Stage 1; give the board priority rules and guidelines

Stage 2; get a workgroup together for the broader picture.

c. Val Oliver suggested to create an historic survey of homes, similar to what is available for houses in the OHD and Sconset. It would be helpful in identifying which structures are contributing. The culprit in the trend has been either modular homes or building a first floor to 9 or 10 feet. Madaket has a “non-formal” style. Document what the MAB does not like, take pictures. Zoning can be more specific if it is passed at town meeting. They can define the historic fabric to timeframe. She also suggests taking pictures of what the MAB does not want, to help articulate.

d. John McLaughlin agrees that most should be limited to 1½ story. He thinks that is important to have rules and regulations and agrees with Stephen Welch on making that a priority. He believes that the appeal process from applicants is hurting the HDC.

e. Holly Backus recommends take an overall look at everything and what the advisory board wants to accomplish. What are the existing elements that you want to protect, by listing them individually. Also, what comes to mind when you think of historic Madaket and the overall part of Madaket. When you determine which parcels are to be a part of historic Madaket, reach out to Nathan Porter in GIS to help create the map.

d. Summary of Discussion and what needs to be brought back to the next meeting:

1. What are the quintessential elements of what you would like to see in the future and what you would like to protect.
2. Definitions within your rules of those elements. Use visions and images/pictures to draft rules. Take pictures and translate to text. Maybe form a workgroup. Take a picture of all the properties that don't fit into the Madaket area. Then draft a list from there.
3. Fine tune the map, as a draft.

Stephen Welch stated with the above, we can come up with a recommendation for the commission. Val Oliver and John McLaughlin agreed.

Mr. Fleming will be back mid-May at the earliest. He said that the MAB will "fine tune" the massing and height restrictions and draft the different maps and email to Cathy for the minutes.

VI. Discussion of Building with Nantucket in Mind and related topics

Val Oliver voiced concerns as to the amount of topics that needs to be addressed. Stephen Welch acknowledged the concern, suggested to gather all issues and categorize in a systematic fashion as part of a roadmap for what topics to discuss and when and what direction the group is going on each of those topics, which will inform recommendations.. The group has met but has not finished the discussion or gone through the guidebook

VII. Discussion of other organizational matters of concern or interest to HDC and HDC-OFC

a. We are waiting for input from the other commissioners. Once we get that list, we can start documenting what we want to work on. This will be put on the next agenda, April 25, 2018.

b. April 18, 2018 and April 28, 2018 we will review what the commissioners have as input.

c. May 9, 2018 have Holly Backus return for Keeping History Above Water, resiliency and hazard mitigation. Holly Backus attended a conference focused on historic areas affected by climate change. This topic should be discussed with the HDC as other business. It will also be addressed with this focus group.

VIII. Date of Next Meeting: April 18, 2018. 3-5pm in the Community Room, 4 Fairgrounds

IX. Motion to Adjourn: (Oliver) 2:52 PM, Stephen Welch seconded and the motion carried unanimously.

Proposed