

## **Minutes of Nantucket Historical Commission Meeting – July 16th, 2021**

**Commissioners Present:** Hillary Rayport (Chair), Angus Macleod (Vice Chair), David Silver (Secretary) Mickey Rowland, Georgia Raysman, Clement Durkes, and Tom Montgomery.

**Guests:** Marsha Fader and Ken Beaugrand

The meeting was called to order via zoom with a quorum present.

### **1.) Public Comment: N/A**

### **2.) Approval of June Minutes**

*Motion to approve minutes of June 16th, 2021 Meeting: Tom*

*Second: Clement*

*All in favor via roll call*

### **3.) Announcements**

#### Election of Officers

*Motion to nominate Hillary as Chair: Tom All in favor via roll call*

*Motion to nominate Angus to continue as Vice Chair: Clement Second: Tom*

*All in favor via roll call Motion to nominate David for Secretary: Clement*

*Second: Tom All in favor via roll call*

Alternate Commissioners: Linda Williams and Barbara White (former school teacher and knowledgeable Nantucket historian) have submitted applications to join the NHC as alternate commissioners.

### **4.) Old Business**

#### Easy St. Sidewalk Review

Holly was able to determine that the HDC approved the Land Bank's plan back in 2017 (before our involvement). The curbing that was replaced was deteriorating concrete and not salvageable.

#### Tom Nevers Bike Path Feedback

Proposed memo (in packet) based on the feedback from our last meeting. From our Commission to the Planning Director. This is a very early stage and our review is preliminary. We hope to avoid the "manicured" look in regard to the bike path working and thriving in its' natural setting. We also advocate for truncated domes as opposed to the neon yellow plastic coverings at bike path access points. Commissioners agree with the memo as written and directed the Chair to send is as written to the Planning Director.

### **5.) Announcements**

#### Vineyard Wind

Tom is representing the NHC, Holly is representing the Planning Board and Stephen Welch is representing the HDC. With a good neighbor agreement in place, no parties will be speaking with Vineyard Wind, but have the ability to engage with future contractors.

### **Arthur Cooper Memorial Unveiling**

Located at the corner of North Mill and Angola Street. The program will include several speakers and performers. Nantucket Historian, Barabara White, Museum of African American Representative, L' Merchie Frazier, and a Brain Cooper, descendent of an enslaved man and a member of the Cambridge Society of Friends (Quakers). The event will be live streamed on NCTV. All are welcome to attend the live event.

### **Review and Approve Revised MHC Study Grant Scopes and RFQ 2**

The RFQ needed both Phases defined for each project. MHC wanted us to define the different phases of each project. Pricing and grant information are included as well. Because we are a CLG we were able to receive a little extra money beyond what we applied. There were minor edits on the survey plan scope (i.e., correcting language in boiler plate).

The commission would like to make a request to Brian Turbitt, chief procurement officer, for the NHC to be part of the selection committee. Holly has asked the Commission to allow her to handle the conversation with Brian. We will look for an update from Holly.

### **6.) 6 Gull Island: Historic Tax Credit Application: Letter of Support**

Owner of 6 Gull Island, Sarah Maclean, is before the Commission for a letter of support regarding her rehabilitation of 6 Gull Island. She has applied for both state and federal tax credits and as part of the process, the applicant would like the NHC's endorsement as she prepares for Part II of the application.

Sarah received a historic determination from the HDC. Epsilon is the consultant assisting with the application process. Sarah has submitted Part 1 of the application, and the state deemed the main body of the house, as well as all ells are indeed 'contributing'. Sarah has gotten acceptance for Part 1 and is requesting comment and endorsement from the NHC. There is a total of a possible 40% back on the project (assuming acceptance of both state and federal programs).

As part of Part II, the Park Service and MHC will be determining if this is a Qualified Rehabilitation, and whether it is eligible for tax credit reimbursement. For the state tax credit application, a letter of support from the local Historical Commission is required.

Holly recommended the NHC submit a letter of support for Part I of the application (that the structures are contributing to the Historic District). The Commissioners discussed and edited the draft Holly provided and will send a letter of support for part I. The Commission will discuss Part II when it has been prepared by the consultant. The NHC is appreciative of Sarah's effort and looks forward to meeting with Sarah again in August.

*Motion to format letter and agree to meet again in the coming weeks to review Part II of the application:*  
Angus

*Second: Georgia*

*All in favor via roll call.*

## **7.) Follow-up discussion about Sewer Force Main #3 Review**

Hillary briefed the commission on the status of the SFM 3 100% design plans including the bid alternates: sidewalk reconstructions on Sea and Liberty Streets. Drainage on Liberty Street and the paving/drainage of the public parking lot on Pleasant Street. Also, the returning Winter Street to cobblestone (reversion from the bituminous concrete there presently).

The Select Board reviewed the bid alternates at their meeting last week, and approved them. The NHC will receive the 100% plans when they are ready, and have the opportunity to comment.

The Commission noted the documents contain a different specification for cobblestone roads, that use sand instead of stone dust. This appears to be responsive to our recommendations, but the DPW has not responded to requests to meet and discuss. We have forwarded the current spec along to Matthew Bronski, Preservation Engineer responsible for the report on cobblestone roads we received, for comment. We will continue to request a meeting with the DPW, and their engineers, to discuss the technical aspects of the cobblestone specifications.

Hillary suggested that in order to be responsive to the timeline for finalizing the 100% plans, the NHC should call a special meeting to review comments and submit to the Project Manager. Everyone agreed to set a special meeting.

## **8.) Discussion of Ongoing Projects**

### Fall Course with NAREB – Selling Historic Homes

At Marion Connelly's request, we prepared a one page description about Historic Tax Credits for NAREB to present to their board and membership. The opportunity to offer a fall class, for continuing education credit, on selling historic homes, will promote Preservation among a key stakeholders and group.

Holly mentioned that there is a bill in the House and Senate to increase historic tax credit program from 20% to 30% to promote affordable housing. It is important to continue to track and monitor new developments in the preservation world.

### WPI Sustainability and Reuse Project

Hillary heard back from Dominc Golding, faculty coordinator at WPI. There will be a student project looking at construction and demolition and reuse. The DPW, Holly, and Energy Coordinator are working to ensure that the project builds on all aspects of sustainability and re-use, including preservation. Hillary clarified that while the NHC had conceived of and proposed the project, the Town prefers that NHC not partner directly with WPI this year. Ultimately, WPI will determine how they conduct their project. NHC will support the project as appropriate and is pleased the project is moving forward.

### Street Furniture Policy

The Commission was asked by the Town Manager to propose a policy regarding street furniture and objects. This was developed by a group including tourism, HDC sign committee, civic league, Town RE manager, and NHC. A suggested policy was developed and submitted. We are still waiting for feedback from the Town Manager.

#### Historic Sidewalk and Pavement Policy

No update.

Update to the select board: Dawn Holdgate is no longer the chair, but we are still requesting to report to the board as well as the public on the work we are doing. Waiting for a date.

### **9.) Other Business**

#### September Grant Deadlines and Possible Applications

The Commission would like to develop a plan to apply for survey grant money every year. The grant deadline is in March. There is a September deadline for Community Preservation Act grants. We have the option of applying to the Community Preservation Committee for a CPA grant to fund the required match, for surveys of historic structures.

The Commission discussed other possible ideas for CPA grants – we can only have one grant at a time. One option is to continue our work on sidewalk preservation and rehabilitation. A site-by-site plan could be implemented by the proper departments and the DPW. There might be other ideas too. Ken Beaugrand clarified that CPA funds cannot be used to meet municipal obligations.

We developed a sub-committee to discuss and recommend ideas for possible targets for a CPA grant. The subcommittee will meet and report at the NHC's August 20<sup>th</sup> meeting. Deadline for CPA grant application is 9.10.22. Mickey, Georgia and Hillary volunteered to be on the Subcommittee.

#### **Joint meeting with the HDC**

We will discuss our future meeting with the HDC at our next meeting.

*~Motion to adjourn~*

*All in favor via roll call*