



## **NANTUCKET TOWN ASSOCIATION MEETING**

January 26, 2021, at 4:00 pm  
Meeting held by Zoom conferencing

### **DRAFT MINUTES FOR REVIEW AND APPROVAL**

Attendance: See Attached list of registered attendees of the Zoom meeting. Thanks to the Atheneum and Amy Jenness for hosting the meeting.

#### **I. Call to Order.**

President Henry Terry called the meeting to order at 4:00 pm. He reminded the group that the meeting was being recorded. He promised to end the meeting before 5:00 pm.

#### **II. Approval of minutes of the Meeting of November 17, 2020.**

Approval of the minutes of the November 17<sup>th</sup> meeting was moved by Mary Anne Easley, seconded by Mary Longacre, and approved unanimously.

#### **III. Treasurer's Report.**

Anne Terry gave the report, attached, which had a beginning balance of \$3236.70, to which dues of \$120.00 were added and Civic League dues of \$125.00 were deducted, creating an end balance of \$3231.70. A motion to approve was made by Paula Williams, seconded by Mary Longacre, and approved unanimously. Treasurer Anne Terry reminded the attendees that 2021 dues were now due. First-time attendees are welcome to join the Town Association; information on dues submission and membership is available at the Association's web site: <https://www.nantuckettownassociation.org/>.

#### **IV. Old Business**

There was no old business.

#### **V. New Business**

Henry Terry said that the Zoom link used for this meeting will remain in place until the October meeting.

## **VI. Speaker, Hillary Hedges Rayport, Chair, Nantucket Historical Commission**

Henry Terry introduced Hillary Rayport, Chair, Nantucket Historical Commission, NHC, to give a report on the Commission's advice on the proposed Harbor Place. She gave a quick introduction to the Commission, which is one of 340 in the Commonwealth of Massachusetts authorized by an all-State law. It is dedicated to identifying and protecting the cultural and historic resources of Nantucket by documentation of their presence. The Commission, which should not be confused with the Historic District Commission, HDC, has its own page on the Town's web site on which can be found their minutes and reports: <https://www.nantucket-ma.gov/439/Nantucket-Historical-Commission>. She said that she will be basing her presentation on their 38-page report on Harbor Place: <https://www.nantucket-ma.gov/DocumentCenter/View/38227/Report-for-the-Town-on-Harbor-Place--Wilkes-Square-Development-PDF>. The report consolidates a decade-long sequence of debates and reports on what should be done with Wilkes Square/Harbor Place. It is meant to help but is not an effort of the Town's Planning Board.

The Town's effort on planning for the site is led by a Harbor Place Work Group, comprised mainly of Select Board members, Town administrators, and the Chair of the Planning Board. The NHC report is advisory to this Work Group. Although this is a Town planning exercise, it is noted that all properties on the site are privately owned. Hillary Rayport showed, by means of a shared screen, that the NHC report listed previous studies, included older photographs showing the uses of the site, and gave a list of properties and owners within Harbor Place. She identified several of the brick buildings on the National Grid, formerly Nantucket Electric Company, site as being historic ruins that could be rehabilitated. The NHC concern is that new developments should capture the existing diversity of scale of the downtown and not be built out uniformly to the limits of the building code. She noted that the electric company portion of the site had supported a coal-gasification plant and is contaminated with the by-products of gasification. The oil tank farm also has contaminated underlying soil. The report explores the site's positive potentials inasmuch as it will be part of the entry to the Town from the HyLine and could be part of an iconic waterfront: the "Town Landing". Its negative aspects are produced by inevitable sea-level rise, storm-water flooding, and the spread of toxic materials. The site, she said, is complicated.

Because the site has a substantial amount of filled tidal lands, it is subject to the requirements of Chapter 91, of the Massachusetts General Law, MGL, "Waterways." This law, elements of which come from the early days of the Bay Colony, guarantees the public the right to access and use the waterfront. It therefore requires public access to the waterfront and licenses, granted by the Department of Environmental Protection, for any developments made on waterfront lands. Development of Harbor Place will require close attention to the requirements of Chapter 91 and its controlling agency. Importantly, the free public parking lot is built on a "Commonwealth Tideland" which are areas historically below the low tide mark. These areas have the greatest requirement of public access. There are two large Commonwealth Tidelands in the Harbor Place area. Rayport showed a map in the report where these can be seen.

Additionally, Nantucket has a State-approved Municipal Harbor Plan, but it is over ten years old and in need of an update: <https://www.nantucket-ma.gov/DocumentCenter/View/10269/Nantucket-and-Madaket-Harbors-Action-Plan-PDF>. A MHP has the power to instruct the DEP regarding Chapter 91 licenses. Any newly revised plan should include guidance on the development of Harbor Place. From the Municipal Harbor Plan she moved to another major planning issue, which is the zoning of the Harbor Place parcel. At present, the site is zoned RC, which is an older designation that the Town is trying to eliminate. The Planning Department has expressed its interest in changing the zoning to CDT. Rayport showed a zoning intensity chart in the report, and reviewed how much more intensely developed CDT can be, than RC. She said that zoning planning, as mentioned earlier, needed to reflect the downtown diversity of building heights and materials. The NHC recommended a zoning study to analyze the actual setback and various heights of buildings in the existing historic downtown. She introduced the concept of a form-based building code, indicating that it could help with the historic compatibility of the site. There is a potential for development or, more accurately, redevelopment of roadways through the site. The Historical Commission advised against widening of roads. She also related that the site contains a transportation hub and has also been proposed for parking relief. While not rigid in opposition to a parking garage on the site, she said that the NHC is supportive of the tentative proposals in the Select Board for paid parking in the downtown core, which might increase turnover and make a garage unnecessary.

In closing, as she prepared to undertake questions from the attendees, she urged them to look at their report, particularly the summary of advice to the Select Board.

At the beginning, there were no questions, so Hillary Rayport returned to the issue of a parking garage and indicated that such a structure has lost favor with a majority of the Town's citizens and the Select Board. While there is a hope that people will move to alternatives to private cars – buses, bicycles, hired vehicles such as taxis and Uber, and even walking – it is recognized that parking will be needed on or around the site. The prior plans for the site take away the supermarket parking in favor of a “Town Landing” open space. A new street grid would ease circulation.

While waiting for questions, Lee Saperstein suggested that Mary Longacre talk about the work of the Coastal Resilience Advisory Committee, of which she is chair. She indicated that the Committee had provided the NHC with information about water and sea-level rise.

Gail Norton asked about the number of residences and parking places that are incorporated into the latest plan for Harbor Place. Hillary Rayport responded that parking is an important issue for all of the downtown and that, as mentioned, parking management may be a better solution than a parking structure. Housing, she said, needs to be studied and that includes understanding what is permitted under zoning, particularly that of the Commercial Downtown, CDT.

Toni McKerrow commented that the flow of passengers from the HyLine ferries, along with their baggage, blocked narrow sidewalks and that a more welcoming solution should be part of the plan for the Harbor Place. Hillary Rayport agreed and said that the Town was aware of the problem and the Town Landing and new street grid with drop off area could be a solution.

Gary Beller, a member of the Town's Advisory Committee of Non-Voting Taxpayers, started by saying that he was speaking for himself and not the Committee. He is in favor of a parking garage and referred to such a structure in another Town that generated positive income for the non-profit group that owned it. He has a report on this garage that he promised to share with the NHC. Buzz Goodall joined this string by saying that building on Nantucket was expensive and experience in other communities may not translate to here.

At this point, Henry Terry said that the time had come to end the meeting.

## **VI. Adjournment.**

The meeting was adjourned at 4:58 pm.

**\*Next meeting is February 22<sup>nd</sup> and will be via Zoom**

\*Please remember that we need to end the meeting by 5:00 pm so that the library staff may leave the building.

Lee W. Saperstein, Secretary,

## Registered Attendees for the Nantucket Town Association Meeting of January 26, 2021

Anderson, Jennifer	Conley, Marion	Gentner, Claudia Goldrich, Robert
Atherton, D Anne	Davidson, Kevin	Goodall, Buzz Goodwin, Joan
Atherton, Rick Balkind, Burton	Davis, Margaret (Peggy)	Goodwin, John
Barbara von der Groeben Barney, Ruth Basile, John Beale, Deborah	Dickler, Howard  Dickson, MJ Diserio, Vanessa	Gottwald, Ellie  Graham, Debra
Beardsley, David	Dodge, Walter Dombroski, Edward Dougherty, Duffy, Mike Durkes, Clement	Green, Lindsay  Hale, Joe Halls, D. Halperin, Mark
Beck, Mary Jo Belash, John Belash, Judith Beller, Gary Berger, Carly Berruet, Joyce Bischof, Connie	Dwyer, Meg Easley, Mary Anne  Eger, Margaret	Hart, Janet Hermansdorfer, Christine Hoey, Peter Holmes, James
Black, Michelle		Jarecki, Donna Kay, Woody Kitchener, John
Brasher, Judy Breed, JHarry and Alice Brenizer, Margi	Elkman, Richard  Ellis, Caroline  Fader, Marsha Ferrantella, Kristie	Klein, Bill Kling, Chris Kotalac, Marsha
Bridier, Trish Briskman, Eugene	Finn, Jackie Frederick, Janet	Layton, Margaret
Broderick, Jen Bund, Barbara Burzyk, Carla C Marshall Beale	Frisbie, Ashley  Frisbie, Robert	Lee, Judith F. Levin, Carole Locke, Susan Lohmann, Pamela
Caplan, Ellen Carr, Oliver Cheever, David	Frisbie, Robert Gaudreault, Brian  Gaynor, Cinda	Longacre, Mary  MacDonald, Sandy

Macfarlane, Clay	Phelan, Richard	Terpeluk, Diane
MacLeod Angus,	Pierpont, Sam	Terry, Henry
Maffei, Mary	Potter, Peyson	Trillos, Elizabeth
Malavase Mary,	Rance, Lisa	Troutman, Anne
	Rappaport, Phyllis	
Malone, Alice	Rayport, Hillary	Van Dyke, Deborah
Martin, Kevin	Reeder, Henry	Verney, Geoffrey
Martindale, Ann		
Matthews, Lindsley	Reid, Regina	Verney, Liz
McHenry, Christina	Reith, Linda	von Summer, Betsey
McKerrow, Toni	Rich, John	Walker, Jon
	Ried, Robin	Waller, Pam
	Roach, Michelle	Walter, Ralph
Meleo, Chris	Rose, Doug	Walters, Charley
Merritt, Charlie	Rose, Kimberly	
		Westfall, Matthew
Miklos, Robert	Rose, Lisa	
	Ross, Ellen	White, Roberta
Molden, Emily	Sanders, Grant	Wight, Dan
	Sanders, Grant	Willauer, Will
Montgomery, Margot	Saperstein, Lee	Williams, Fred
Muhlhauser, Craig	Schulte, Janet	Williams, Paula
	Sears, Tracey	
Murphy, Katherine	Seay, William	Williams, Robert
	Shaw, Brent	
Murphy, Melissa	Shea, Kate	Winkler, William
	Siminoff, Jamie	
Nava, Pippa		Young, Robert
Neely, Franci	Southey, Daniel	Young, Lucinda
Nelson, Allen		
Normand, Patricia	Sprague, Robin	Zehner, Carlyn
Norton, Gail	Stockman, Joan	
O'Brien, Greg		
O'Mara, Michael	Stolte, Patricia	
	Stone, Esta-Lee	
Padron, Ernie		
Pagliccia, Carol	Stone, Jen	
	Stone, Jen	
Pappas Kacey,	Sutton, C	
	Taylor, Sandra	

NANTUCKET TOWN ASSOCIATION

Treasurer's Report

Jan 26, 2021

Beginning Balance	\$3,236.70
Deposits/dues	\$120.00
Expenditures	-\$125.00
- Nantucket Civic League dues	
End Balance	\$3,231.70

DRAFT