

PROPOSED MINUTES

Organizational Focus Committee

Tuesday, May 16 , 2018

Community Room @ 4 Fairgrounds Rd, Nantucket, Ma

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

Staff Present: John Hedden, Land Use Specialist

I. Procedural Business

- a. Stephen Welch called the meeting to order at 3:02PM
- b. Audio/Video Announcements: Stephen Welch
- c. Adoption of Agenda: Motion to Approve voted unanimously

II. Minutes

Review: N/A

Approve: N/A

III. Public Comment :

None

IV. Unfinished Business

1. Update of Meeting with the Madaket Advisory Board meeting from 5/8/18. Updated Val Oliver, who was absent for the meeting. It was mentioned that the OFC will forward the letter from Madaket resident to the MAB.
2. Discussion of **Building with Nantucket in Mind** and related topics. Mini-splits topic has been discussed. Motion to approve the guideline and procedure pack from the February 27, 2018 HDC meeting discussion carried 5-0 at the March 29, 2018 HDC meeting.

Discussion of fences as an overview from the May 9, 2018 meeting.

Concerns were raised regarding heights of fence, length of “unbroken” fence, and plant material.

Outlying areas use of fencing conform to topography.

It was suggested to enlist help from an historian and/or preservationist. They might give a different perspective.

Five in one fences are not in the guidebook, but it needs to be updated to reflect what is being used.

John Hedden brought pictures from the Nantucket Historical Association of fences, primarily in the OHD and Sconset OHD.

It was recommended to include a few types pictures of fences, as well as, those that include the style of architecture, when the guidebook is re-written.

Fence Heights:

The HDC can define areas using geography, topography and density. In terms of height, historical record (1880-1930) shows that the maximum fence allowable in densely populated areas ie., OHD, Sconset and Madaket as 4 feet in the front of the yard, transitioning to behind the property can be as high as 6 feet.

The same 4 feet policy could apply to houses outside of town. There should be room made for exemptions. The style of architecture of the house should always be a consideration.

The OFC also needs to establish policy for private space and corner lots. But any applications coming in for private space or corner lots should be heard at a meeting versus directly on the consent agenda.

The guidelines encourage fencing, mainly split rail, with undulating topography.

Fence Types:

In front of yard, board fence or picket fence with or without caps. It was stressed that the fence should be appropriate for the style of architecture ie., an iron fence with a brick building.

The OFC recommends a board and lattice (known as a five in one) for fences in the back of the property. For commercial properties, a five in one fence could be placed in front of the property to hide utilities, ie, Cumberland Farms and Stop and Shop.

The topic of fences in developments needs to be addressed. In comparing developments such as Naushop, Nashaquissett and Beach Plumb with respect to the design of fences and landscape to Sachem's Path the design is marketed to sell, turn key style. Sachem's Path has a lot of open space. It's a newer development lacking mature landscaping, in turn, making fencing an issue.

3. Discuss “HDC-OFC Initial Questionnaire”
The questionnaire discussion is temporarily postponed until we hear from the other HDC members.

4. Discussion of other organizational matters of concern or interest to HDC and HDC-OFC.
The OFC would like to add gates to the discussion for the next meeting. Hopefully the OFC will have some input from the Madaket Advisory Board. However there has been an issue with members and lack of quorums. The OFC agreed by breaking up the guidebook into modules is the right direction to tackle re-writing BWNIM.

V. New Business: N/A

VI. Committee Comments/Announcements: Guest presenters for future meetings include Holly Backus and Brian Pfeiffer. Holly will be back to update the OFC on the Coastal Resiliency Plan, the Hazard Mitigation Plan and to discuss “History Under Water”. Brian Pfeiffer, an architectural historian and preservationist, who is currently working on the 86 Main Street project, will be joining the group to discuss re-writing the guidebook.

VII. Date of Next Meeting: May 23, 2018

VIII. Motion to Adjourn made by Val Oliver at 5:06pm. Carried unanimously

Early departures: John McLaughlin left at 4:48pm