

MINUTES

Organizational Focus Committee

Wednesday, April 25 , 2018

2nd Floor Training 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 1:01PM
- b. .Audio/Video Announcements: Stephen Welch
- c. Adoption of Agenda: Motion to Approve voted unanimously

II. Minutes

Review: March 28, 2018

Approve: N/A

Motion to Hold (Welch)

III. Public Comment

None

IV. Unfinished Business

1. Discussion of Madaket Advisory Board submitted Area & Historic District plans

Received only maps from the MAB (see attached). A letter was received from Terry Norton, Madaket resident. The board needs input from the MAB. John Hedden referred to Brad Flemings' former attempt to zone Madaket at 25feet.

Highlights from the April 11, 2018 OFC were discussed. Possible changes to the MAB due to commitment issues. Possible policy enforcement using BWNIM ie, fenestration at 50%, overuse of French doors and ganged windows, and keeping second floor decking at 30% might be a great to include in standards.

It was suggested that John McLaughlin meet with the MAB members to draft policy, procedures and guidelines and to have a public outreach for more information. From there, bring ideas to OFC for review and discussion and ultimately, a recommendation to the HDC commissioners. Final analysis will be made with the HDC, and town council and possibly to town meeting if by legal or other necessity.

Questionnaires were discussed as a possibility for ideas from the advisory board members.

The OFC will schedule a meeting May 1, 2018 at 9:30am and shall be added to the MAB agenda, which needs to be posted by tomorrow Thursday April 26, 2018.

2. Discussion of **Building with Nantucket in Mind** and related topics.
To be discussed at a later date
3. Discussion of other organizational matters of concern or interest to HDC and HDC-OFC.
OFC intends to create clear and concise guidelines for more frequent application subject matters like fences, architectural roof shingle, color changes and sheds.
For example, fences by illustration and rating using a site plan:
 - *back of the property (approvable)
 - * mid-way (less approvable)
 - * front of the property (not recommended, but sometimes approvable)
 - *start at the street- not approvable

It was suggested as a “case by case” basis and might be supplemented with vegetation.

Also, the different types of fences in an area needs to be addressed.

To the extent any subdivision is to be built where conditions of the subdivision dictate relatively immature landscape material at the onset, suggestion was made to plan to have the respective Homeowners Associations or developer involved in hardscape design as early as reasonable. Examples of specific areas of the island like Woodbury Lane, Naushop and Nashaquisset with the mix of vegetation, fencing and hardscape were cited as examples of where plants successfully mitigate the otherwise urban feel that fence might otherwise create. There was discussion about what might be the policies of a subdivision versus a privately -owned house.

The group needs to research topics like fences, doors, windows chimneys by historical record, not memory.

It was agreed that streamlining the application process by producing a user-friendly guide to help customers with the application process should be a priority.

The OFC would like to establish a level of confidence whereas the smaller requests do not have to go before the commission.

V. New Business

1. Discuss “HDC-OFC Initial Questionnaire”
 - a. The OFC is waiting for the HDC board members to fill out their questionnaires. The group hope to receive questionnaires from the commissioners for the next OFC meeting, May 2, 2018.

VI. Date of Next Meeting
Wednesday May 2, 2018

VII. Motion to Adjourn (Oliver)
2:48 pm carried unanimously

Proposed