

MINUTES

Organizational Focus Committee

Wednesday, May 2 , 2018

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

Board Members Present: Stephen Welch (Chairman), John McLaughlin

Absent: Val Oliver (Vice Chair)

Staff Present: Cathy Flynn, Administrative Specialist

I. Procedural Business

- a. Stephen Welch called the meeting to order at 1:00PM
- b. .Audio /Video Announcements: Stephen Welch
- c. Adoption of Agenda: Motion to Approve voted unanimously

II. Minutes

Review: N/A

Approve: N/A

Motion to Hold (Welch)

III. Public Comment

None

IV. New Business

Motion to move New Business ahead of Unfinished Business (McLaughlin)

1. Discuss "HDC-OFC Initial Questionnaire"

Mr. Welch paraphrased completed questionnaires received to-date from HDC members and John Hedden, Land Use Specialist, a portion of which follows:

- a. Mr. Dutra's commented primarily on are solar panels, keeping buildings low but with additive massing and making the application more streamlined and user friendly.
- b. Mr. Watterson's commented primarily on matters related to SDL/TDL windows and hardscape applications, and commercial structures and their scale. He suggests case studies and comparing inventory.
- c. Mr. Pohl's commented on vague language within "Building with Nantucket in Mind" to make it more definitive. His comments were also about how policy is set, demo's and to review the appeal system.
- d. Mr. Hedden's concerns are demos, work orders, mini-splits (primarily in the OHD, SAB and public structures). Making the guidelines more user friendly. Allowing staff to make determinations on sheds, roof changes, and the like.

Mr. McLaughlin believes that both Wauwinet and Quidnet should be left alone. Just leave the three areas.

Mr. Welch stated that once the members of the FOCUS group get all the questionnaires, they will be merged into a format for discussion.

V. Unfinished Business

1. Discussion of Madaket Advisory Board submitted Area & Historic District plans
Brad Fleming-Chairman of the Madaket Advisory Board

There are massing and height restrictions already for Madaket according to the guidelines. The MAB believes that structures should be site appropriate and in keeping with the general neighborhood. The board suggests site reviews with the applications.

Mr. Welch confirmed, from the last meeting, that the MAB was to update the area plan with special concern to the Madaket Historic District.

Mr. Fleming mentioned that they are looking into replacements for the board as they have difficulty reaching a quorum.

Mr. Welch said that they will need various information for a full recommendation including:

The Madaket area plan, just in the context of the site/area.

The Madaket Historic District- with proposed guidelines and rules in addition to the map showing the area.

Mr. Welch also suggested that the MAB document what they do not want to see, as well as, what they want to see, based on the historical context specifically within the Madaket area.

Mr. Fleming stated that the board is concerned about landscape such as privet. Certain landscape materials are not appropriate for Madaket. To be aware of surroundings when using certain landscape materials, stone, brick, etc.

Mr. Welch said that is not in the purview of the HDC over landscape material, but they will use the material as "screening" due to "lack of visibility". The fact that landscape material has become an architectural element blocking view of homes (e.g., with privet very tall along the road areas such as Madaket) could be a concern regards preservation of historic character and vistas in various areas of the island. This is an example of a topic most likely addressed in phase 2 of the FOCUS group discussion, i.e. privet and other plant material as an 'architectural element'. It's the understanding that the HDC is not legally able to address landscape plants unless it is in the act with some definition on what plants constitute an architectural element. He suggests this is the type of topic that might benefit from community input.

Mr. McLaughlin echoed the feelings earlier and stated that landscape plants themselves should not be an architectural element under the state law- if landscaping is in there we should take it out. Mr. McLaughlin later stated that anything other than trees, such as hedges or otherwise, should not be greater than 6'. Landscaping should not be used for screening inappropriate structures i.e. to allow them to be approved; and, landscaping should not be allowed to grow and then be abandoned to obstruct structures. Discussion about the height limitation on landscape "architectural elements' along the front of a building, e.g. in a front yard.

Mr. Welch reports that to address and preserve approvals granted based on limited or no visibility (due to plants), more recently the HDC has been approving certain applications with the conditions as "not visible at time of inspection and thereafter" to alleviate issues later.

He suggested to MAB to get comparisons from older structures and newer structures, in regards, to materials, such as shelled driveways, to include in the MAB-proposed guidelines/rules.

He also posed the question for consideration while preparing Madaket HD and Area guidelines/rules..."what is it that you want to see in 2050?"

Mr. Fleming said that the board was also concerned with solar panels. They need guidance because most of the structures are low and there is nothing to hide them. You really can't say no to someone who wants to save money while using clean energy.

We also can't deny swimming pools, they are more of a zoning issue.

2. Discussion of **Building with Nantucket in Mind** and related topics.

Mr. Welch asked if John Hedden would prepare more copies of the BWNIM for the other HDC members.

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

Mr. Welch reviewed the MAB getting new members due to attendance issues.

VI. Date of Next Meeting
Tuesday May 8, 2018 with **MAB**

VII. Motion to Adjourn (McLaughlin)
2:18 pm - Carried unanimously