Dear Friends,

‘Sconset is a state of mind, and we each will define that in our own heartfelt words, likely somewhat differently from our neighbors. My views about our village have changed considerably since our family relocated year round to ‘Sconset in 2002. I have some insights about how ‘Sconset fits into the larger community and how some things we do and say foster an “us vs. them” undercurrent that can prove counterproductive. This is material for a future discourse on some views about how ‘Sconset can be a more significant and contributing member to the Nantucket community. Today let’s focus on the best steward we can be. Be a conservationist; be a preservationist; be a champion of establishing a model for your children and grandchildren of what ‘Sconset can and should be in the coming decades. Plan for the future.

SANKATY HEAD LIGHTHOUSE

Sankaty Head Lighthouse is a cherished symbol of our community. It ties us to our maritime heritage, and the decision in 1849 to build a solid and proud brick structure, guiding mariners through the ever-changing and menacing shoals off our eastern shore, resonates in 2007. Today we will make sure Sankaty stands firm for future generations. It might not play the same role it did in the 19th and 20th centuries, but it will be our link to that glorious past. The presence of Sankaty Lighthouse immeasurably enhances the quality of our lives. It helps to establish our sense of place, and in part, to define the character of our community.

The campaign to preserve Sankaty Head Lighthouse, saving the great sentinel is underway. All children and grandchildren of what ‘Sconset can and should be in the coming decades. Plan for the future.

LAND CONSERVATION

Our primary mission and role is conservation of open land. The island is a model for communities around the country. We have moved into a time of ever escalating land values, and the conservation community is in direct competition with the development interests on and off the island. An analogy can be made between the erosive effects of Mother Nature on our eastern shore and the march of the development wave on our western boarders.

Recently an 8.8 acre tract of land was purchased by a Nantucket developer, who has initial plans to develop 15 half-acre lots with homes and possible secondary residences in a light-density neighborhood. Please see Erika Mooney’s article on this matter in this newsletter.

Within ‘Sconset boundaries are two of the largest open tracts of land on the island – the properties (approximately 120 acres) to the north of the Milestone Road, owned by members of the Coffin family, and the Loran Station land (approximately 190 acres), owned by the Federal government and the town. Based on recent events it is clear that the Coffin land is now head- ing toward a possible public offering. Wetland delineations and other environmental tests have been completed. This paves the way for pre-developement planning and approvals at the town level for build-out of these properties. The Trust is working with the major island conservation groups, including the Nantucket Conservation Foundation, the Nantucket Land Bank, and the

The Trust’s primary mission is to assist in the preservation of the Village’s unique character through conservation and preservation of areas of open land and its structures of historic significance.

continued on page 3
WHERE WAS THE 'SCONSET TRUST?

On March 19, 2007, John Keane, trustee of Burnell Street Nominee Trust, bought 8.8 acres of land on Burnell Street from the Estate of Anita C. Dammin. Mr. Keane has received preliminary approval from the Nantucket Planning Board for a 15 lot subdivision.

The property is located in SR-2 zoning, which requires minimum lot sizes of 20,000 square feet and maximum ground cover of 12.5%. Mr. Keane is currently in the process of seeking Planning Board approval for his definitive subdivision plan, including the construction of a 940’ private road named Black Fish Lane. The Dammin Estate still retains approximately five acres of land adjacent to the proposed Black Fish Lane subdivision.

The first question many of you might have is where was the 'Sconset Trust when this sale went through and how did we let this subdivision happen? We’d like you to know that the Trust diligently tried to protect this property. Representatives of the Trust attempted to talk with Mrs. Dammin when she was alive about conserving her property. After she passed away, the Trust paid for her children to meet with Steven Small, a leading conservation attorney, in hopes that the family would consider selling all or a part of the Dammin land to the ‘Sconset Trust.

Unfortunately talks with the Dammin family subsided and the Trust was asked to discuss the future of the Dammin land with the family’s legal and real estate advisors. Last August these representatives invited the Trust and other conservation organizations around the Island to attend a meeting with them; the Trust and one member of Nantucket Land Council attended. We were presented with a plan showing the 0.8 acre parcel that the family wanted to dispose of. The price was $11 million and we were told there was no negotiating. It was $11 million for us and it would be $11 million on the open market.

Regardless, the Trust began talks with abutters to discuss ways to finance the purchase of this lot. Although the Trust hoped to retire all the land into conservation, we were aware that a conservation-friendly development approach might have to come into play. The Trust ended up making two offers and in the end the land was sold to Mr. Keane for the full ask.

The Trust paid for her children to meet with Steven Small, a leading conservation attorney, in hopes that the family would consider selling all or a part of the Dammin land to the ‘Sconset Trust.

Forrest Rodts very generously offered to paint a classic ‘Sconset rotary scene with all proceeds to benefit the Trust. He has signed 150 limited edition giclées (high quality, long-life) prints. The dimensions are 12” x 15”.

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The Trust realigned that it was essential to open communications with Mr. Keane about his plan for the land and had a constructive initial meeting with him. As concerns grew within the Burnell Street neighborhood, we realized we needed to facilitate a meeting between Mr. Keane and the neighbors. We did and the end result has been a positive one.

Although the majority of the neighborhood would have liked to see no development on Burnell Street, especially no road improvements as the Planning Board initially discussed, they were more interested in establishing a healthy dialog with Mr. Keane. Meetings were held between Mr. Keane and concerned members of the neighborhood and constructive suggestions were offered. One comment that appeared to be a common theme was the desire to increase permanent access to the beach.

The easement document that will preserve the historic integrity of the Siasconset Union Chapel and its grounds was finally approved by the Massachusetts Historic Commission (MHC) at the end of June. The easement will be submitted to the Board of Selectmen for their approval in early July then recorded at the Registry of Deeds. We would like to thank the Board of the Chapel again for placing an easement on the important structure. What a wonderful gift to our community!

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- The Trust will once again be hosting bird walks in July and August, led by Dr. Bob Kennedy of the Maria Mitchell Association. Please pre-register as the group size is limited.
- The ‘Sconset Trust Annual Meeting & Reception is Friday, July 20. After the business meeting has concluded, stay and gam about Sankaty Light. Joan Porter will be our moderator. We hope to see you there!

**New Office Location!**

For the first time in the Trust’s history, we have an official office space. We are located at 18 Sparks Avenue, Unit E. Please continue to use our ‘Sconset post office box for any correspondence.

**Thank You!**

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Robert Dean Felch, President
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**Board of Directors**

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**Third Annual New York City Soiree ~ March 30**

- Since you consider what your personal commitment might be to the future of ‘Sconset, think of the impact of 20, 30, 40 or 50 more houses as it affects our village infrastructure, open vistas, and views and the overall quality of life. Be a steward and join with us to protect our future. We’ll keep you informed as these storylines mature in the coming months.

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**Thank You**

Nantucket Land Council, to review and create a strategy to encourage a conservation tone to future development of this land. Regarding the Loran Station, we have informed the town of our interest in collaborating with the town for future conservation, recreational, and housing solutions.

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LIGHTHOUSE HAPPENINGS

- HDC approval for moving the Lighthouse was given in January, 2007.
- An information session about the Lighthouse move and restoration was held in Vero Beach, FL in March.
- Building permits were issued in April.
- International Chimney Corporation (ICC) began Phase One of the move on April 30.

Progress to date includes:

- Reinforcing was placed on select openings on the Lighthouse.
- A reinforcing corset was placed on the upper footages of the masonry column.
- Inspections of the lantern, the exterior stucco, the Lighthouse floor were done.
- Excavations were performed for the installation of the new foundation.
- The concrete foundation and pedestal were formed and poured.

(115 yards of concrete!) Conduits were laid in the foundation for the reconnection of utilities.

The excavation has been fenced and secured for the summer season.

Bob Felch participated in the NHA’s Food for Thought Thursday lecture series by giving a presentation about Sankaty Lighthouse, the move and restoration on May 10.

SANKATY LIGHT

From my chair on the porch
From the window in the hall
From my bed that faces East
I can see the light call

To boats and cars and those on feet
Sankaty paves the way
Every night it flashes round
But, I like it best by day

By day it stands for all the things
The tourists seem to buy
Coasters, salt cellers, Tee shirts
I prefer it in the sky

It’s straight and proud,
And modest too
No gaudy bits has it
Our lighthouse stands for Sconset
It is a perfect fit!

Weedie Block - Spring 2007

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Susan Ruddick
Campaign Co-Chair

A WORD OF THE MOVE SCHEDULE

The current timeline calls for an early October move for the Lighthouse, we must caution those of you who are making plans to be on the island at that time that certain elements of the excavation and preparation process at the old site along with foundation and site work at the new location might result in delays in the actual move dates. Also, Mother Nature might have a voice in the matter.

While we will make every effort to facilitate the relocation on schedule with an expected one to two week move during the first two weeks of October, please understand that issues beyond our control might cause delays.

The current schedule is:

Early August - November - the light will be out of operation
September – active construction work on the new site adjacent to the golf course
October – 8 to 10 day move of light
Mid-October through November – completion of installation and commencement of restoration of light – the light will be turned on as soon as practical during the winter and will be re-certified as an official aid to navigation.

November through spring of ’08 – landscaping and site work
Spring 2008 – “official” relighting of light and community celebration.

Sankaty Head Lighthouse Campaign
The sconset Trust
Photos courtesy of Steve Scyok/International Chimney


Photo courtesy of Rob Benchley.

Spring work: the lighthouse is prepared and the new foundation is laid.

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Photo courtesy of Rob Benchley.

“Groundbreaking” (l to r): Susan Whitlock, Steven Cohen, David St. Clair, Bob Felch, Erika Mooney, Susan Ruddick, Peter Hall, Perry Ruddick, Bill Tramposch, Chris Ryder & Rob Kuratek.

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On March 19, 2007, John Keane, trustee of Burnell Street Nominee Trust, bought 8.8 acres of land on Burnell Street from the Estate of Anita C. Dammin. Mr. Keane has received preliminary approval from the Nantucket Planning Board for a 15 lot subdivision. The property is located in SR2 zoning, which requires minimum lot sizes of 20,000 square feet and maximum ground cover of 12.5%. Mr. Keane is currently in the process of seeking Planning Board approval for his definitive subdivision plan, including the construction of a 940’ private road named Black Fish Lane. The Dammin Estate still retains approximately five acres of land adjacent to the proposed Black Fish Lane subdivision.

The first question many of you might have is where was the ‘Sconset Trust when this sale went through and how did we let this subdivision happen? We’d like you to know that the Trust diligently tried to protect this property. Representatives of the Trust attempted to talk with Mrs. Dammin when she was alive about conserving her property. After she passed away, the Trust paid for her children to meet with Steven Small, a leading conservation attorney, in hopes that the family would consider selling all or a part of the Dammin land to the ‘Sconset Trust. Unfortunately talks with the Dammin family subsided and the Trust was asked to discuss the future of the Dammin land with the family’s legal and real estate advisors. Last August these representatives invited the Trust and other conservation organizations around the Island to attend a meeting with them; the Trust and one member of Nantucket Land Council attended. We were presented with a plan showing the 8.8 acre parcel that the family wanted to dispose of. The price was $11 million and we were told there was no negotiating. It was $11 million for us and it would be $11 million on the open market. Regardless, the Trust began talks with abutters to discuss ways to finance the purchase of this lot. Although the Trust hoped to retrace all the land into conservation, we were aware that a conservation-friendly development approach might have to come into play. The Trust ended up making two informal offers, the last for $8.5 million. We never received a response to our approach might have to come into play. The Trust ended up making two offers, the last for $8.5 million. We never received a response to our approaches.

The Trust realized that it was essential to open communications with Mr. Keane about his plan for the land and had a constructive initial meeting. Mr. Keane is currently in the process of seeking Planning Board approval for his definitive subdivision plan, including the construction of a 940’ private road named Black Fish Lane. The Dammin Estate still retains approximately five acres of land adjacent to the proposed Black Fish Lane subdivision.

Although the majority of the neighborhood would have liked to see no development on Burnell Street, especially no road improvements as the Planning Board initially discussed, they were more interested in establishing a healthy dialog with Mr. Keane. Meetings were held between Mr. Keane and concerned members of the neighborhood and constructive suggestions were made. The Trust realized that it was essential to open communications with Mr. Keane about his plan for the land and had a constructive initial meeting with him. As concerns grew within the Burnell Street neighborhood, we realized we needed to facilitate a meeting between Mr. Keane and the neighbors. We did and the end result has been a positive one.

The ‘Sconset Rotary by Forrest Rodts

Forrest Rodts very generously offered to paint a classic ‘Sconset rotary scene with all proceeds to benefit the Trust. He has signed 150 limited edition giclée (high quality, long-life) prints. The dimensions are 12” x 15”.

$150

Voices of the Village, An Oral History of ‘Sconset, with interviews by Nancy Newhouse and photographs by Rob Benchley

29 interviews take the reader back to a simpler time in our lives. This wonderful book of ‘Sconset oral history is truly a keepsake and is a must have for your Nantucket book collection.

$25

Savign ‘Sconset, How You Can Protect the Future of a Fragile Place, Written by Georgia Urbano Rayman

This small black and white booklet discusses the general ins and outs of the restriction process, and how we can help to preserve the ‘Sconset we know and love by placing either historic preservation restrictions or conservation restrictions on our properties.

$5

Siasconset Union Chapel Easement Almost Complete

The easement document that will preserve the historic integrity of the Siasconset Union Chapel and its grounds was finally approved by the Massachusetts Historic Commission (MHC) at the end of June. The easement will be submitted to the Board of Selectmen for their approval in early July then recorded at the Registry of Deeds. We would like to thank the Board of the Chapel again for placing an easement on the important structure. What a wonderful gift to our community!

Grant Awarded to Update Nantucket’s Historic District Designation

Last year the preservation community was informed by the Massachusetts Historical Commission (MHC) that they cannot designate 20th century buildings on Nantucket as being “certified historic structures” that are eligible to receive tax deductions for preservation easements. Although the entire island is a National Historic Landmark, the nomination by which this designation was achieved only identifies the period from settlement through 1899 as possessing historic significance. This circumstance means that the nomination did not recognize anything built after 1900 as historic. In order to change this situation, the nomination needs to be updated. This news raised much concern as many important houses were built in the early 20th century on Nantucket, especially in ‘Sconset. So the ‘Sconset Trust and the Nantucket Preservation Trust (NPT) decided to do something about it. The NPT applied to the Community Preservation Committee (CPC) for a grant to update Nantucket’s National Historic Landmark nomination to include 20th century buildings. The CPC recommended the Preservation Trust, which will be undertaking this project, for an $85,000 grant for this work, and voters approved the monies at April’s Annual Town Meeting. Characteristic of the time in which it was written, the original National Historic Landmark Nomination lacks the level of historical information and analysis that is required today. Because of this shortcoming, part of the work of this project is to update the 17th, 18th and 19th century history of Nantucket’s architecture as well as adding information about 20th century buildings. The focus of the research will be Nantucket town and ‘Sconset Village. This small black and white booklet discusses the general ins and outs of the restriction process, and how we can help to preserve the ‘Sconset we know and love by placing either historic preservation restrictions or conservation restrictions on our properties.

$5

WHERE WAS THE ‘SCONSET TRUST?

The ‘Sconset Trust logo is featured over the heart and our mission of “Conservation and Preservation” is on the left sleeve. Adult sizes S, M, L and XL currently available. $45

SAVING ‘SCONSET, HOW RESPONSIBLE VILLAGERS CAN PROTECT THE FUTURE OF A FRAGILE PLACE

This important book focuses on how ‘Sconseters can cope with the changes and pressures that face the village as it continues to develop, it contains specific references to the character and scale of different architectural neighborhoods. $12.50

WE WANT TO HEAR FROM YOU!

Whether you would like to purchase Trust merchandise, have questions about what’s happening in the Village, or want to update the Trust on an issue or your address, please contact us by telephone, fax, email, or post.

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2007 Calendar

**July**

4  **Fireworks display.** 9:40 a.m. at the Casino. Helmet required.
5  **Free Works display.** 9:40 a.m. at Jetties Beach. Weather date: July 5.
6  **St. Mary’s Church Summer Fair.** 9 a.m.-2 p.m.
7  **Sconset Bird Walk led by Dr. Bob Kennedy/MMA.** 8:30 a.m. at the Casino. Pre-registration required. Call the Sconset Trust (508) 228-9917.

**August**

3-5  **Nantucket Historical Association Annual Antiques Show.** 10 a.m.-5 p.m. at the Nantucket School.
4  **First Congregational Church Fair & Auction.** 10 a.m.-2 p.m. at 62 Center Street.
5  **Sconset Bird Walk led by Dr. Bob Kennedy/MMA.** 8:30 a.m. at the Casino. Pre-registration required. Call the Sconset Trust (508) 228-9917.
6  **Sconset Civic Association meeting at the Casino.
7  **Annual Rummage Sale.** 9 a.m. at the Casino.
8  **Hug the Lighthouse.** 7 p.m. at Sankaty Light. Songs and stories for children and families. Led by Batia Zumwalt.
9-27  **Circus Flora.** Tom Nevers Field. Nantucket Athenaeum.

**Sconset Trust Dates to Save!**

July 4 – Field Day after the Parade at the Siasconset Union Chapel. Refreshments.
July 20 – Reception & Annual Meeting at the Casino. Stay and Gam about Sankaty Light! Moderated by Joan Porter.
August 7 – Patrons’ Party for Leadership Donors hosted by Lydia & Rob Petty at Green Chimneys, 20 Main Street.

A MESSAGE FROM THE PRESIDENT

Dear Friends,

’Sconset is a state of mind, and we each will define that in our own heartfelt words, likely somewhat differently from our neighbors. My views about our village have changed considerably since our family relocated year round to ‘Sconset in 2002. I have some new insights about how ‘Sconset fits into the larger community and how some things we do and say foster an “us vs. them” undercurrent that can prove counterproductive. This is material for a future discourse on some views about how ‘Sconset can be a more significant and contributing member to the Nantucket community. Today let’s focus on the best stewards we can be: be a conservationist; be a preservationist; be a champion of establishing a model for your children and grandchildren of what ‘Sconset can and should be in the coming decades. Plan for the future.

Sankaty Head Lighthouse

Sankaty Head Lighthouse is a cherished symbol of our community. It ties us to our maritime heritage, and the decision in 1849 to build a solid and proud brick structure, guiding mariners through the ever-changing and menacing shoals off our eastern shore, resonates in 2007. Today we will make sure Sankaty stands firm for future generations. It might not play the same role it did in the 19th and 20th centuries, but it will be our link to that glorious past. The presence of Sankaty Lighthouse immeasurably enhances the quality of our lives. It helps to establish our sense of place, and in part, to define the character of our community.

The campaign to preserve Sankaty Head Lighthouse, saving the great sentinel is underway. All should play a part in this grand undertaking, which will culminate in the coming months with the relocation of the Lighthouse to a safe position approximately 400 feet to the northwest of its current location and the relighting of the beacon, likely with some fanfare. Get involved with your skills and time, and please be as generous as you can in helping us reach our $4,000,000 fundraising goal. If you have already taken steps to notify the Trust of your financial commitment, please accept our sincere thanks.

Summer 2007 will provide many opportunities for you to learn more about the project and the campaign, so please join us when possible.

**Preservation**

The final steps in the preservation strategy for the Siasconset Union Chapel are in hand and we should be celebrating a significant milestone in the history of our village this summer. The preservation easement for the Chapel and the Chapel property sets the stage for other public structures and private dwellings to follow suit. We are working with the Nantucket Preservation Trust to establish a broad and deep inventory of historic homes in ‘Sconset. This will help document and support the effort to expand the scope of historic dwellings to those built in the first half of the twentieth century.

**Land Conservation**

Our primary mission and role is conservation of open land. The island is a model for communities around the country. We have moved into a time of ever escalating land values, and the conservation community is in direct competition with the development interests on and off the island. An analogy can be made between the erosive effects of Mother Nature on our eastern shore and the march of the development wave on our western boarders.

Recently an 8.8 acre tract of land was purchased by a Nantucket developer, who has initial plans to develop 15 half-acre lots with homes surrounded by common and private secondary residences in a high-density neighborhood. Please see Erik Moore’s article on this matter in this newsletter.

Within ‘Sconset boundaries are two of the largest open tracts of land on the island – the properties (approximately 120 acres) to the north of the Milestone Road, owned by members of the Coffin family, and the Loran Station land (approximately 190 acres), owned by the Federal government and the town. Based on recent events it is clear that the Coffin land is now heading toward a possible public offering. Wetland delineations and other environmental tests have been completed. This paves the way for pre-development planning and approvals at the town level for build-out of these properties. The Trust is working with the major island conservation groups, including the Nantucket Conservation Foundation, the Nantucket Land Bank, and the