HISTORIC DISTRICT COMMISSION
REGULAR MEETING

2 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

Commissioners: Raymond Pohl (Chair), Abigail Camp (Vice-chair), John McLaughlin, Diane Coombs, Vallorie Oliver,
Associate Commissioners: Stephen Welch, Jessie Dutra, Carrie Thornewill

~~ MINUTES ~~
Tuesday, February 8, 2022

This meeting was held via remote participation using ZOOM and YouTube.

Called to order at 5:00 pm. and announcements by Mr. Pohl.

Staff in attendance:	Holly Backus, Preservation Planner; Esmeralda Martinez, PLUS Administrative Assistant; Terry Norton, Town Minutes Taker
Attending Members:	Pohl, Camp, McLaughlin, Coombs, Oliver, Welch, Dutra, Thornewill
Absent Members:	None
Late Arrivals:	Welch, 5:07 pm; Camp & Dutra, 5:08 pm; McLaughlin, 5:26 pm.
Early Departures:	Welch, 8:42 pm

Adoption of Agenda.

Motion	**Motion to Approve as drafted. (Coombs)**
Roll-call vote	Carried 4-0// Oliver, Thornewill, Coombs, and Pohl-aye

I. PUBLIC COMMENT

None

II. UPDATE ARTICLE 80 (HOME RULE PETITION: HISTORIC DISTRICT COMMISSION – SOLAR)

Voting	Pohl, Coombs, Oliver, Welch, Thornewill
Documentation	Warrant Article 80
Concerns	**Backus** – On February 3rd, Finance Committee decided to continue discussion to today's meeting; they didn't get to it before this meeting. Town Counsel is present at their meeting, so a recommendation will probably be made. I provided them with enough information on where HDC stands. I talked to Energy Coordinator Lauren Sinatra about HDC's stance on the Article; she understands why HDC doesn't support it. **Pohl** – The HDC has reasonable rules in effect, and we don't need to change our Enabling Act for this item. **Coombs** – Passing the Article is dangerous; they would be asking us to pass for a specific business.
Motion	**No action at this time.**
Roll-call Vote	N/A

III. CONSENTS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. 6 Grey Lady, LLC **01-5533**	6 Grey Lady Lane	Rev.: attchd shed to house	66/703	Val Oliver
2. Paula McQuaid **01-5523**	26 Pine Crest Drive	Rev.: rotate shed	68/426	EMDA
3. Kim & Pete Parent **01-5538**	11 Skyline Drive	Rev. 07-3117: add cupola	79/136.1	Thornewill Designs
4. David Bernard **01-5584**	70 Hummock Pond Road	Window/door replacement	56/73	David Bernard
5. ACK86QR, LLC **01-5541**	86 Quidnet Road	Rev.8-4345: windows/doors	21/402	NAG
6. Karen & Timothy DeMasi **01-5589**	3 Gladlands Avenue	Rev. 08-4472: fenestration	80/234	Emeritus

Voting	Pohl, Camp, Coombs, Welch, Dutra
Alternates	None
Recused	Oliver, Thornewill
Documentation	None
Representing	None
Public	None
Concerns	No concerns.
Motion	**Motion to Approve. (Coombs)**
Roll-call Vote	Carried 5-0//Camp, Welch, Dutra, Coombs, and Pohl-aye

Certificate # **HDC2022-01-(as noted)**

PROPOSED

IV. CONSENT WITH CONDITIONS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Adam Troso **01-5549**	18 Chuck Hollow	Pool & Hardscape	72/26	Waterscapes
• Due to lack of visibility				
2. Anne Bazos **01-5583**	1 Melville Court	Rev.: perg/deck/shower	82/98	Julie Jordin
• Due to lack of visibility				
3. Jonathan Jacoby **01-5579**	3 Tautemo Way	Pool/ Hardscape	83/22	Atlantic Landscaping
• Not to be visible of time of inspection or thereafter				
4. Darren Beylouni **01-5578**	6 Sandwich Road	Pool/ Hardscape	54/233	Atlantic Landscaping
• Not to be visible of time of inspection or thereafter				

Voting: Pohl, Camp, Coombs, Oliver, Thornewil
Alternates: Welch
Recused: Dutra
Documentation: None
Representing: None
Public: None
Concerns: No additional concerns.
Motion: **Motion to Approve through staff per noted conditions. (Coombs)**
Roll-call Vote: Carried 5-0//Oliver, Camp, Thornewill, Coombs, and Pohl-aye — Certificate # **HDC2022-01-(as noted)**

V. NEW (OLD) BUSINESS 10/26/2021

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Nantucket Land Bank **10-4995**	19 Wauwinet Road	Move off barn	20/35	Val Oliver

Voting: Camp (acting chair), Coombs, Thornewill
Alternates: None
Recused: Oliver
Documentation: Architectural elevation plans, site plan, photos, historical documents, and advisory comments.
Representing: Val Oliver, Val Oliver Design
Public: None
Concerns (5:09): No concerns.
Motion: **Motion to Approve the move off. (Coombs)**
Roll-call Vote: Carried 3-0//Thornewill, Coombs, and Camp-aye — Certificate # **HDC2021-10-4995**

2. NISDA **10-4996**	23 & 25 Wauwinet Road	Move on barn	20/36&80	Val Oliver

Voting: Camp (acting chair), Coombs, Thornewill
Alternates: None
Recused: Oliver
Documentation: Architectural elevation plans, site plan, photos, historical documents, and advisory comments.
Representing: Val Oliver, Val Oliver Design
Public: None
Concerns (5:09): **Oliver** – We were waiting for Nantucket Preservation Trust to render a decision; they hold the preservation restriction. Reviewed the project. This was known as the Heifer Barn, and it is returning to its original location. The west elevation will go back to its original condition.
Backus – Confirmed Ms. Oliver's statements; this is a good project. Thanked everyone for their patience.
Coombs – This is an excellent project.
Thornewill – Supports this. Asked about the French door and plate glass.
Motion: **Motion to Approve. (Coombs)**
Roll-call Vote: Carried 3-0//Thornewill, Coombs, and Camp-aye — Certificate # **HDC2021-10-4996**

VI. NEW BUSINESS 01/18/2021

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Rebecca Moesinger **01-5484**	45 Surfside Road	Front steps& color change	67/14.4	Portia Moesinger

Voting: Pohl, Camp, Coombs, Oliver, Welch
Alternates: Dutra, Thornewill
Recused: None
Documentation: Architectural elevation plans, site plan, and photos.
Representing: None
Public: None
Concerns (5:15): **Oliver** – She looked at this ahead of time – add stairs off the front and paint the railing white.
Welch – He thinks this is good.
No other concerns.
Motion: **Motion to Approve through staff without the bike rack on the deck. (Welch)**
Roll-call Vote: Carried 5-0//Coombs, Oliver, Camp, Welch, and Pohl-aye — Certificate # **HDC2022-01-5484**

PROPOSED

2. Thomas Sleeper **01-5529** 8 Osprey Way New dwelling 82/401 Christopher Hall

Voting Pohl, Camp, McLaughlin, Coombs, Oliver
Alternates Welch, Dutra, Thornewill
Recused None
Documentation Architectural elevation plans, site plan, and photos.
Representing Christopher Hall
Public None
Concerns (5:18) **Hall** – Presented project; white trim and natural to weather shingled side and roof; height is 26'4".
Oliver – She went out there; this is a nice job of additive massing and keeping the building low. West elevation, the double-decker deck feels heavy and all the white draws your eye to them; suggested a natural to weather trim board.
Coombs – Appreciates the additive massing. The large, mulled windows should be separated. The front door needs more substantial trim to give it more presence.
Camp – She's okay with the architecture.
McLaughlin – Likes the front door. The 2nd-floor deck sticks out more than 8' and needs to be cut back.
Pohl – This is a handsome house. The east-elevation, 2-story-gable, mulled windows should be separated by 12" to 18"; agrees the front door needs more of a frontispiece.
Motion **Motion to Approve through staff with a frontispiece around the door, separate the east elevation ganged windows in 2-story gable at least 1' to 1.5'; and the west elevation deck to be natural to weather. (Oliver)**
Roll-call Vote Carried 4-0//Coombs, Camp, Oliver, and Pohl-aye; Certificate # **HDC2022-01-5529**
McLaughlin no response

3. Thomas Sleeper **01-5532** 8 Osprey Way New pool & spa 82/401 Christopher Hall

Voting Pohl, Camp, Coombs, Oliver, Dutra
Alternates Welch, Thornewill
Recused (McLaughlin not responding.)
Documentation Landscape design plans, site plan, and photos.
Representing Christopher Hall
Rita Higgins, Nantucket Landscape Architecture.
Public CM Rohrbeck, 11 Osprey Way
Concerns (5:36) **Higgins** – Presented project; it will be sufficiently screened year-round.
Hall – There's an enormous of natural vegetation along Hummock Pond Road which provides a sound barrier; fencing is right around the terrace. Pointed out that his client decided not to subdivide the lot and pulled the structures away from the sides.
Rohrbeck – Supports this project.
Oliver – She had concerns about the side on Osprey; that's very wide open out there and she was afraid there wouldn't be much to mitigate the pool. Appreciates the use of natural vegetation in the landscape design. No pools are visible in that area. She's unsure about the visibility of the post and wire fence. Would be okay with the caveat.
Coombs – The proposed vegetation is good; she doesn't think the freestanding post and wire fence is appropriate; it should be buried in something. The screening vegetation should be functional year-round. Thinks the shell driveway requires an apron; would like cobble.
Camp – The driveway looks large (12'). Wants to know the apron material off Hummock Pond. The parking area is overly large. The hardscaping around the pool should be reduced; that could be done between the cottage and pool; would also like it to be a more organic shape.
Dutra – The design is nice, and he appreciates the choice of native plants, which will blend in. The meadow attached to the patio, that is not an area of egress; it's filled with 2' tall meadow plants, which will mitigate the impact of the terrace. The hardscaping to the size of the property is very appropriate. We need our caveat because there will be new plantings along Osprey Way. Really appreciates it was not subdivided.
Pohl – No concerns.
Motion **Motion to Approve with the pool not to be visible at time of inspection and thereafter. (Oliver)**
Roll-call Vote Carried //Coombs, Camp, Dutra, Oliver, and Pohl-aye Certificate # **HDC2022-01-5532**

4. Thomas Sleeper **01-5531** 8 Osprey Way Cabana 82/401 Christopher Hall

Voting Pohl, Camp, Coombs, Oliver, Dutra
Alternates Welch, Thornewill
Recused None
Documentation Architectural elevation plans, site plan, and photos.
Representing Christopher Hall
Public None
Concerns (5:54) **Hall** – Presented project; height 15'3".
Camp – This whole project is very thoughtfully put together.
No concerns.
Motion **Motion to Approve a submitted. (Oliver)**
Roll-call Vote Carried 5-0//Coombs, Camp, Dutra, Oliver, and Pohl-aye Certificate # **HDC2022-01-5531**

PROPOSED

5. 6 Lincoln St, LLC **12-5462**	6 Lincoln Street	Addition 2nd fl dormer	73.4.2/86	Val Oliver

Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill
Alternates	Welch, Dutra
Recused	Oliver
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.
Representing	Val Oliver, Val Oliver Design
Public	None
Concerns (5:56)	**Oliver** – Circa 1960s; presented project; 6' elevation drop from Sunset Ridge to Lincoln; height is 22'6"; asked commissioners to visit the site to review the visibility. **Backus** – HDC survey says circa 1938. Read SAB comments: overall concern is scale of rear dormer; should be rebated 2'. Porch changes not bubbled. **Camp** – Agrees the dormer should be pulled off the front wall and reduced; from the south, it has a heavy profile; the windows are too large. East elevation, there's a disconnect from the original façade; if the dormer were larger, the windows could relate to those below it; doing that would also mitigate the amount of roof. **McLaughlin** – The front elevation dormer is permissible. No concerns. **Thornewill** – Agrees with what's been said. She'd like to see Ms. Camp's suggestion on the front elevation. On the rear elevation, agrees it should be reduced; they can use a casement, designed to look like a double-hung window, for egress. Thinks the rear dormer will be visible up the driveway. **Coombs** – Agrees about reducing the rear dormer and using a modified casement for egress; it also should come off the ridge. East elevation, she'd like to see revisions incorporating Ms. Camp's suggestion. **Pohl** – Ms. Camp's idea is intriguing but the balance it the dormer would have to come to the edge of the roof. Agrees with reducing the rear dormer as proposed by HSAB.
Motion	**Motion to Hold for revisions. (Camp)**
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Thornewill, Camp, and Pohl-aye Certificate #

6. Vanessa Halper **12-5449**	73 Burnell Street	New dwelling	49.3.2/1.2	Topham Designs

Voting	Pohl, Camp, McLaughlin, Coombs, Welch
Alternates	Dutra, Thornewill
Recused	Oliver
Documentation	Architectural elevation plans, site plan, photos, historical and advisory comments.
Representing	Joe Topham, Topham Design
Public	
Concerns (6:10)	**Topham** – Presented project; height is 28'9". **Backus** – Read SAB comments: West elevation, right is over-scaled and competes with the center core; it should be stepped down further. **Welch** – West elevation, he prefers the mass shown on the right being lower, but this is appropriate to the area; the covered porch railing could be simplified but is probably okay due to not being close to the street. **Coombs** – The west elevation is very long and goes from setback to setback; agrees about dropping the right addition and possibly running it off the back. **Camp** – Agrees with Ms. Camp; it's too large for the lot. The west elevation right, agrees with SAB; the crossbucks are too tight; this side needs more character; it's massive left to right. The chimney looks odd. The window proportions are off; perhaps they need to be larger. **McLaughlin** – West elevation, the space between the 1st floor and sill is 2' and should be 2.5'. **Pohl** – The crossbucks are drawn at 45 degrees; they are usually flatter. He agrees the right wing being more subordinate.
Motion	**Motion to Hold for revisions. (Coombs)**
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Welch, Coombs, and Pohl-aye Certificate #

7. Vanessa Halper **12-5448**	73 Burnell Street	New pool	49.3.2/1.2	Topham Designs

Voting	Pohl, Camp, McLaughlin, Coombs, Welch
Alternates	Dutra, Thornewill
Recused	Oliver
Documentation	Landscape design plans, site plan, photos, and advisory comments.
Representing	Joe Topham, Topham Design
Public	None
Concerns (6:21)	**Topham** – Presented project; would do a Belgium block apron; will put pool equipment in a shed that hasn't been applied for yet. **Backus** – The pool surround is "harsh." Read SAB comments: configuration should be contingent upon the placement of the main house wing. **Camp** – We don't have any information on the vegetation screening the pool. It should be tucked closer to and more centered on the house; it's sitting on the lot line. The driveway is peastone; need an apron to keep the peastone in. **Coombs** – The pool should come in away from the property line; it could be turned, tucked behind the house, and the edges softened. Asked where the equipment will go. **McLaughlin** – No concerns. **Welch** – The benefit will be from the landscape plan; concerned with proximity to the property line.
Motion	**Motion to Hold for revisions. (Camp)**
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Welch, Camp, and Pohl-aye Certificate #

PROPOSED

8. Eleven Lincoln Ave Trst **12-5451**	32 Jefferson Avenue	MH addition	30/132	Botticelli + Pohl

Voting	Camp (acting chair), McLaughlin, Coombs, Dutra, Thornewill
Alternates	Welch
Recused	Pohl, Oliver
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.
Representing	Lisa Botticelli, Botticelli & Pohl
Public	Sarah Alger, Sarah F. Alger P.C for 15 Lincoln and 28 Jefferson
Concerns (6:27)	**Botticelli** – Presented project; this sits back from Jefferson; no proposed grade changes. **Backus** – Circa 1980. Read HSAB comments 1/18: East, the existing front steps are in the traditional location and should not be moved; this would greatly change the character of this house. The roof change results in too much shingle area above the 2nd-floor windows. The relationship of the window head casing to the fascia should not change; lower the eave line or use taller windows and doors. The central 2nd-floor window should remain the same as the others. The central chimney should remain. The 3rd-floor dormers are too heavy and should be reduced. South, raising the roof alters the proportion of the gable ends and throws off the relationship of the 2nd-floor windows to the upper roof planes. The roof should not be raised as much, or the 2nd-floor windows should be raised accordingly. HSAB would like to review further revisions. **Alger** – The addition of 3' to the height makes it out of scale to the rest of the neighborhood. It's a lot of roof plane, which is overwhelming and big; this is basically a 3-story house. **Coombs** – Agrees with HSAB about the 3rd-floor dormers on the east; the windows are too heavy and big; same for the right dormer; the centered steps give importance to the building. West elevation, the "F" windows should be bigger; agrees it shouldn't increase in height. North elevation, the right double gable windows should be a single. This should be as simple as possible and shouldn't be 31' tall. **McLaughlin** – East elevation, right dormer is too large and meeting rails don't align. **Dutra** – The changes are an improvement; however, he'd like the height mitigated especially from the front; the retaining wall should be moved closer to Jefferson, so it doesn't look like part of the foundation. East elevation, the 2nd-floor windows feel large; okay with the dormers. The steps would be nicer centered. **Thornewill** – East elevation, the dormers are too big and should be reduced; okay with moving the stairs. The size of the panes in the French doors should match the windows. **Camp** – It's important that the stairs go up to the front door; the 3rd-floor dormers are overwhelming and shouldn't be mulled; doesn't understand the 2nd-floor fenestration, which looks like a hotel; far right dormer is also overwhelming. The center chimney should be kept. West elevation, agrees the "F" windows are odd. North elevation, the 3rd-floor window should be eliminated. About the front, she really likes the hipped roof but not the imbedded deck.
Motion	**Motion to Hold for revisions. (Coombs)**
Roll-call Vote	Carried 5-0//McLaughlin, Dutra, Thornewill, Camp, and Coombs-aye Certificate #

9. Lot 27 N Mill, LLC **12-5466**	Lot 27A (22 N. Mill)	Garden shed	55.4.4/80.3	Meerbergen Designs

Voting	Pohl, Camp, McLaughlin, Coombs, Oliver
Alternates	Welch, Dutra, Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.
Representing	Brook Meerbergen, Meerbergen Designs
Public	Ann Lingeman-Davis
Concerns (6:57)	**Meerbergen** – Presented project; the nano door won't be visible. **Backus** - Read HSAB comments 1/18: Visibility from Angola Street or even Candle House Lane is questionable but possible, and even more likely when the nano doors are open. The triple French doors should be changed to a single and windows. **Lingeman-Davis** – Agrees with HSAB. **Oliver** – Her concern was the nano-doors, which are unnecessary; agrees a single French door and window would be better. **McLaughlin** – This should be viewed. West elevation, there's too much glass and 2 skylights on the same roof plane. **Coombs** – Agrees about changing the nano doors; an opening that wide isn't necessary for a small shed; we don't approve two skylights on one side. **Camp** – The triple doors and skylights are excessive; should be one door and window and single skylight.
Motion	**Motion to Hold for revisions. (Camp)**
Roll-call Vote	Carried 5-0//Oliver, Coombs, McLaughlin, Camp, and Pohl-aye Certificate #

PROPOSED

10. Lot 27 N Mill, LLC **12-5465**	Lot 27A (22 N. Mill)	Garage	55.4.4/80.3	Meerbergen Designs

Voting	Pohl, Camp, McLaughlin, Coombs, Oliver
Alternates	Welch, Dutra, Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.
Representing	Brook Meerbergen, Meerbergen Designs
Public	Ann Lingeman-Davis
Concerns (7:06)	**Meerbergen** – Presented project. **Backus** – Read HSAB comments 1/18: The shape of this garage is appropriately barn-like, but the double-hung windows should be changed to single-sash 6 or 9 light; they shouldn't be as neatly arranged; old barn fenestration was often somewhat haphazard. HSAB would like to review further revisions. Looking at the elevation, the foundation will stick up; asked if that will be pargetted like the main house (yes). **Lingeman-Davis** – Asked if about a hardscape plan with this; drives are restricted to 12' wide. **Camp** – The lot is starting to look overly built up; the garage is more appropriate than the shed. East and west elevations should be simplified. **Coombs** – Shouldn't duplicating structures in the subdivision. As a barn, the fenestration should be much less formal. **Oliver** – Simple is good. The east elevation ramp is an issue; suggested a retaining wall with steps on the north. **McLaughlin** – The garage looks fine.
Motion	**Motion to Hold for revisions and to go back to HSAB. (Camp)**
Roll-call Vote	Carried 5-0//Oliver, Coombs, McLaughlin, Camp, and Pohl-aye Certificate #

11. Lot 27 N Mill, LLC **12-5457**	Lot 27B (22 N. Mill)	Garden shed	55.4.4/80.3	Meerbergen Designs

Voting	Pohl, Camp, McLaughlin, Coombs, Oliver
Alternates	Welch, Dutra, Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.
Representing	Brook Meerbergen, Meerbergen Designs
Public	Ann Lingeman-Davis
Concerns (7:14)	**Meerbergen** – Presented project; insists this is not visible at all. **Backus** – Read HSAB comments 1/18: No concerns due to lack of visibility. **Lingeman-Davis** – Agrees with HSAB. **McLaughlin** – West elevation might be visible from one of the side roads; it's over fenestrated with 3 sliding doors. **Camp** – Agrees too much sliding door on the west elevation. **Coombs** – One door is enough. **Oliver** – Agrees with everything that's been said. **Pohl** – He agrees with HSAB this is approvable due to lack of visibility.
Motion	**Motion to Hold for revision. (McLaughlin)**
Roll-call Vote	Carried 3-2//Camp, Coombs, and McLaughlin-aye; Pohl and Oliver-nay Certificate #

12. Arline Bartlett **12-5454**	21 Pleasant Street	Fenestration & sm addition	55.4.1/1	LINK

Voting	Camp (acting chair), McLaughlin, Coombs, Oliver, Welch
Alternates	Dutra, Thornewill
Recused	Pohl
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.
Representing	Victoria Ewing, LINK
Public	None
Concerns (7:17)	**Ewing** – Presented project; putting together a window survey; formerly Bernie Bartlett's house. **Backus** – Four-square, circa 1920. Agrees the front porch railing should remain shingled. Rear addition seems long. Read HSAB comments 1/24: The front porch railing should remain shingled unless historic photos show otherwise. Need a window survey; if windows aren't original, then 6-over-1 windows are appropriate. The shutters should be sized to fully cover the windows when closed; research should be provided to show that decorative shutters were used on Nantucket for mullion windows on this style. The 5 basement windows on the south elevation should remain as three. Black sash is not appropriate; prefer Essex Green and for shutters as well; Royal blue doors need color samples. The exterior west stairs should be against the house or more integrated into the deck. HSAB would like to review future revisions. **Oliver** – She has no grave concerns; agrees with HSAB. **McLaughlin** – The addition is 95% compatible with of what's there. **Welch** – There is no application for the huge grade change being done; we need to look at that. He suggests a view. Aside from the grade, the changes are appropriate. There are Town trees that will be filled around. **Coombs** – Agrees with Mr. Welch about the grade change and a view. North and east elevations, the mulled windows have shutters that won't cover half a window; they should be eliminated. **Camp** – Agrees with Mr. Welch about the grade change. Agrees with HSAB. The French doors should be minimal. Wants to know what will screen the basement windows.
Motion	Motion to Approve. (McLaughlin) Not carried 1-4//Oliver, Coombs, Camp, and Welch-nay **Motion to View and Hold for updated images. (Welch)**
Roll-call Vote	Carried 4-1//Coombs, Oliver, McLaughlin, and Camp-aye; Welch-nay Certificate #

PROPOSED

13. Richard Snowden **12-5455** 11 Massachusetts Avenue Fences & gates 60/80 LINK

Voting	Camp (acting chair), McLaughlin, Coombs, Oliver, Thornewill
Alternates	Welch, Dutra
Recused	Pohl
Documentation	Landscape design plans, site plan, photos, and advisory comments.
Representing	Victoria Ewing, LINK
Public	None
Concerns (7:38)	**Ewing** – Presented project; Type I, natural-to-weather, picket fence. **Backus** – Read MAB comments: no concerns. Asked for a partial withdrawal of the boulders the application. No concerns with removal of boulders.
Motion	**Motion to Approve with the removal of the boulders from the application. (McLaughlin)**
Roll-call Vote	Carried 5-0//Thornewill, Coombs, Oliver, McLaughlin, and Camp-aye Certificate # **HDC2021-12-5455**

14. 20A Bishop Rise Inv. **01-5592** 20a Bishops Rise New Dwelling 40/127 Linda Williams

Voting	Pohl, Camp, McLaughlin, Coombs, Oliver
Alternates	Welch, Dutra, Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, and photos.
Representing	Linda Williams
Public	None
Concerns (7:42)	**Williams** – Presented project; trim cobblestone; height is 29'11"; cutting 5' out of the grade. **Oliver** – This will be the least visible from Madaket Road. She'd like a more comprehensive plan for the grade changes with perhaps a benchmark. The house is large but so are the others in this area. **Camp** – North elevation, the left mass should come down a bit. The chimneys are too small or not in the right place. **Coombs** – Agrees the north elevation left eave should come down. It should accommodate to the land better. **McLaughlin** – No concerns. **Pohl** – Agrees the north elevation left should get lower.
Motion	**Motion to Hold for revisions and information on grade changes. (Oliver)**
Roll-call Vote	Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye Certificate #

15. 20A Bishop Rise Inv. **01-5590** 20a Bishops Rise New garage/cottage 40/127 Linda Williams

Voting	Pohl, Camp, McLaughlin, Coombs, Oliver
Alternates	Welch, Dutra, Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, and photos.
Representing	Linda Williams
Public	None
Concerns (7:55)	**Williams** – Presented project; this is being revised but wants a sense of the meeting. **Oliver** – We have a site plan that doesn't show anything about retainage or driveway. Doesn't know if this is a good location without all that. **McLaughlin** – No comments at this time. **Coombs** – No concerns. **Camp** – The west elevation is busy; this should be simple. North elevation is over fenestrated; don't need the dormer. **Pohl** – Doesn't want to review this without the revised plans. The driveway to the garage should be on the site plan.
Motion	**Motion to Hold for revision. (Coombs)**
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye Certificate #

16. 20A Bishop Rise Inv. **01-5594** 20a Bishops Rise New pool 40/127 Linda Williams

Voting	Pohl, Camp, McLaughlin, Coombs, Oliver
Alternates	Welch, Dutra, Thornewill
Recused	None
Documentation	Landscape design plans, site plan, and photos.
Representing	Linda Williams
Public	None
Concerns (8:02)	**Williams** – Presented project; the pool won't be visible and has an auto cover. **Oliver** – Wants a cross section showing where the retaining walls are and where the driveway is going. The highlighted topographical plan isn't sufficient information for the hardscaping; we need a better hardscaping plan. **Coombs** – Agrees with Ms. Oliver. A view might help. The pool as proposed is much too formal. **Camp** – Agrees we need a better landscaping plan. **McLaughlin** – We need more information on the retaining walls. **Pohl** – The pool east elevation cross section shows a huge amount of fill but not how the grade is reconciled at the ends.
Motion	**Motion to Hold for more information, more complete landscape plan, and complete cross sections. (Coombs)**
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye Certificate #

PROPOSED

17. 20B Bishop Rise Inv. **01-5591** 20b Bishops Rise New Dwelling 40/127 Linda Williams

Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill
Alternates	Welch, Dutra, Thornewill
Recused	Camp
Documentation	Architectural elevation plans, site plan, and photos.
Representing	Linda Williams
Public	None
Concerns (8:09)	**Williams** – Presented project. **McLaughlin** – He wants to view with height poles. **Thornewill** – It's a good-looking house. Front elevation, the porch posts are spindly; the main massing is very symmetrical so the missing left window under the porch is out of place. Questions how much of the hill is being dug out and where the retaining wall is. **Oliver** – Agrees with Ms. Thornewill. The west elevation is quirky with all the different sized windows; the dormer looks odd. We need more precise information on the grade change. **Coombs** – West elevation, there shouldn't be any half windows on the dormer; the center window should match the left window; the right-most little window should be on the gable below. Wants more information on the grade change. North elevation, agrees there should be a left porch window to match the right. **Pohl** – This will require almost 8' of retainage if the hill doesn't crest on this property. House looks fine. The grading needs to be clearly defined regarding the topography.
Motion	**Motion to Hold for more information. (McLaughlin)**
Roll-call Vote	Carried 5-0//Thornewill, Coombs, Oliver, McLaughlin, and Pohl-aye Certificate #

18. 20B Bishop Rise Inv. **01-5597** 20b Bishops Rise New garage 40/127 Linda Williams
19. 20B Bishop Rise Inv. **01-5593** 20b Bishops Rise New pool 40/127 Linda Williams

Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill
Alternates	Welch, Dutra, Thornewill
Recused	Camp
Documentation	Landscape design plans, site plan, and photos.
Representing	Linda Williams
Public	None
Concerns	No comments at this time.
Motion	**Motion to Hold to track and for a comprehensive site plan with cross sections. (Oliver)**
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Thornewill, Oliver, and Pohl-aye Certificate #

20. 8 Walsh LLC **12-5475** 8 Walsh Street Addition 42.4.1/83 Meerbergen Designs

Voting	Pohl, Camp, McLaughlin, Coombs, Dutra
Alternates	Welch, Thornewill
Recused	Oliver
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.
Representing	Brook Meerbergen, Meerbergen Designs
Public	None
Concerns (8:21)	**Meerbergen** – Presented project; limited to using the existing foundation and footprint due to Conservation Commission wetland restrictions. **Backus** – HDC survey says circa 1950s and 1960s and contributing to the National Historic District. The addition eliminates the lean-to roof. Read into the record a letter of opposition from Charles Phillips dated January 19th. Read HSAB Comments: north and south gable should be narrower. **Camp** – This should not be a gable forward; the front could have a mulled dormer on an eave forward with the rear roof a saltbox to mimic the existing roof line. **Coombs** – Doesn't think this should become a 2-story house, especially in wetlands. **McLaughlin** – The roof overhangs should be pulled back, and gutter lines removed. **Dutra** – Agrees about the overhangs on the roof; it looks top-heavy. Bring the height down. **Pohl** – My pet peeve is the cross gables; there are no eaves. All four elevations are dominant; it needs to be reduced.
Motion	**Motion to Hold for revisions. (McLaughlin)**
Roll-call Vote	Carried 5-0//Coombs, Camp, Dutra, McLaughlin, and Pohl-aye Certificate #

PROPOSED

21. Nantucket Land Bank **01-5479** 168 Hummock Pond Road Gate 65/13.2 J. Kuszpa

Voting	Camp (acting chair), McLaughlin, Coombs, Oliver, Welch
Alternates	Welch, Dutra, Thornewill
Recused	Pohl
Documentation	Landscape design plans, site plan, and photos.
Representing	John Kuszpa, Nantucket Islands Land Bank
Public	None
Concerns (8:35)	**Kuszpa** – Presented project. **Coombs** – It should be a wooden gate with cross bars. **Oliver** – Agrees. The metal gate is in a very visible, highly travelled area. The metal gate can be used elsewhere on the interior of a property. Squam Farm has the gate design that would be better here. **McLaughlin** – Most out-of-town fences are split rail; a metal gate on the road isn't appropriate. **Welch** – Agrees with what's been said. **Camp** – Also agrees.
Motion	**Motion to Approve through staff with the gate to be a wood gate with 3 horizontal rails and a cross rail. (Coombs)**
Roll-call Vote	Carried 5-0//Oliver, Coombs, Welch, McLaughlin, and Camp-aye Certificate # **HDC2022-01-5479**

22. Rich Oneslager **01-5497** 8 Cliff Road L/k window replacement 42.4.4/23 Rick Johnston

Voting	Pohl, Camp, McLaughlin, Coombs, Oliver
Alternates	Dutra, Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.
Representing	None
Public	None
Concerns (8:42)	**Backus** – No one is here for this. This is a Queen Anne House. Not opened at this time.
Motion	**Motion to Hold for representation. (Coombs)**
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye Certificate #

23. NIR Retail **01-5488** 29 Commercial Wharf Roof replacement 42.2.4/3 T & T Roofing

Voting	Pohl, Camp, McLaughlin, Coombs, Oliver
Alternates	Dutra, Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.
Representing	None
Public	None
Concerns (8:43)	**Backus** – Suggested looking at this without the representative. Reviewed the project. She agrees with HSAB; traditional cottages had cedar or wood roofs. Read HSAB comments 1/18: This is the first cottage on the north side of Commercial Wharf and the most visible from the corner and should stay red cedar; all of the cottages on the south side before the corner are red cedar. NIR should be thinking about changing the wharf cottages from asphalt to red cedar not the other way around. **Pohl** – This will need representation; we should hold it.
Motion	**Motion to Hold for representation. (Coombs)**
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye Certificate #

24. Zero India St, LLC **01-5514** 1 Cambridge Street Rdc ftprnt/rf replace/fenst 42.3.1/130.2 Emeritus

Voting	Pohl, Camp, McLaughlin, Coombs, Oliver
Alternates	Dutra, Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.
Representing	Matt MacEachern, Emeritus Development
Public	None
Concerns (8:46)	**MacEachern** – Want to hold for further revisions based upon feedback from HSAB and the owner. Not opened at this time.
Motion	**Motion to Hold for more information at applicant's request. (Coombs)**
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye Certificate #

PROPOSED

25. Jeremy Trottier **01-5513**	4 Windsor Road	Rf mass/hght chng/+ drmr	49/193	Emeritus

Voting	Pohl, Camp, McLaughlin, Coombs, Oliver
Alternates	Dutra, Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.
Representing	Matt MacEachern, Emeritus Development
Public	None
Concerns (8:49)	**MacEachern** – Presented project. **Backus** – Read SAB comments 1/24: prefer previously approved; HDC had approved it with lower roof lines and the right-most mass dropped 1 foot. This raises those lines. HDC had requested the height be dropped while this is now asking to raise the height. **Camp** – She has no concerns. **Coombs** – She prefers the previously approved height. The long main-mass ridge is too long; the meeting rails don't align. **Oliver** – Her concern is the eave; the secondary mass eaves are now higher than the main mass. **McLaughlin** – No comment. **Pohl** – He agrees with Ms. Coombs in concept, but visibility is limited with no material change. Discussion about how to get the east elevation meeting rails to align or closer to aligning; drop the secondary eaves.
Motion	Motion to Approve through staff with the east elevation secondary eave 6" both sides of the main gable. (Camp) Not carried 2-3//Camp, Coombs, and Oliver-nay **Motion to Approve through staff with the eave right and left of the east-elevation main gable to drop 1' but the ridge height to be maintained. (Coombs)**
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Oliver, Coombs, and Pohl-aye — Certificate # **HDC2022-01-5513**

Rest held for Thursday

26. S. & C. Giardini **01-5507**	7a Clifford Street	New dwelling	79/19	McMullen & Assoc.
27. S. & C. Giardini **01-5510**	7a Clifford Street	New garage/studio	79/19	McMullen & Assoc.
28. S. & C. Giardini **01-5508**	7a Clifford Street	New pool & hardscape	79/19	McMullen & Assoc.
29. S. & C. Giardini **01-5509**	7a Clifford Street	New gazebo	79/19	McMullen & Assoc.
30. Self J Douglas **01-5517**	3 Martins Lane	New shttrs/2 new winws	42.3.2/133	LINK
31. Ali & Zach Smith **12-5313**	232 Madaket Road	New dwelling	59.4/120.1	JN Design
32. Ali & Zach Smith **12-5315**	232 Madaket Road	New garage	59.4/120.1	JN Design
33. Amy Mignone **01-5547**	10 Angola Street	Window/door replace& alt.	55.4.4/79	Val Oliver

VII. OLD BUSINESS 01/25/2022

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Rich Peterson	30 Main Street Sconset	Relocate garage & addition	73.3.1/46	Concept Design
2. Marshall & Holly Pagon **11-5250**	28 & 32 Baxter Road	Pool house & pergola	49.23/29	Design Associates
3. LeSelect Properties **11-5144**	1 Ash Street	Fenestration changes	42.4.2/85	Normand Residential
4. Trogoh Nominee Trust **05-3640**	26 Easy Street	Mixed Use- Retail & Resid	42.4.2/23	Emeritus
5. Cindy Helfrich **12-5354**	37 Fair Street	Roof & fenestration changes	42.3.2/121	Emeritus
6. BC Sconset, LLC **07-4226**	9 Hawks Circle	Hardscape	74/37.1	Ahern
7. Brett Fodiman **12-5374**	3 Tetawkimo Drive	New dwelling	53/41	CWA
8. Brett Fodiman **10-4969**	27 Cato Lane	New dwelling	55/118	CWA
9. Brett Fodiman **10-4970**	27 Cato Lane	Garage	55/118	CWA
10. Theodorakos Vaios Trust	79 Pocomo Road	New dwelling	15/5	CWA
11. Anthony Noto **11-5270**	10 Lincoln Avenue	Addition & reno	30/184	Emeritus
12. 450 Green Park, LLC **11-5272**	2 Stone Alley	Adtn, Alter, & Foundation	42.3.1/103	Emeritus

IX. NEW BUSINESS 02/01/2022

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Joseph Marchese **11-5158**	8 Winn Street	Rev. 08-4861: pool	41/51.2	Waterscapes
2. Glenn Lajeunesse **01-5553**	4 Mioxes Way	New Cabana	65/87	Thornewill Designs
3. 34B Walsh St N.T. **01-5568**	34B Walsh Street	Addition	29/104	Studio Ppark
4. Peter Michalowski **01-5573**	34 Dukes Road	Rev. 72768: hardscape	56/187	Linda Williams
5. BPC 4 Dolphin Ct., LLC **01-5574**	4 Dolphin Court	Addition	42.4.1/65.2	Linda Williams
6. BPC 8 N. Beach St., LLC **01-5572**	8 North Beach Street	Addition	42.4.1/65.1	Linda Williams
7. S & R Island Dev. **01-5576**	26 Woodland Drive	Demo Dwelling	68/260	Linda Williams
8. Sam Nicholson **01-5534**	22 Brewster Road	Addition	54/196.1	Val Oliver
9. Steve Theroux **01-5536**	25 Broadway	Storage/ Garbage Bins	73.1.3/108	NAG
10. Steve & Kim Schaefer **01-5526**	86 Cliff Road	Shed/ Fence	30/74.2	Robert Newman
11. Steve & Kim Schaefer **01-5525**	86 Cliff Road	New dwelling	30/74.2	Robert Newman
12. All Vines LLC **01-5537**	9 Prospect Street	Roof Shingle Change	55.4.4/41	T & T Roofing
13. Hollis Webb **01-5586**	30 Dukes Road	Demolition	56/189	Hollis Webb
14. The Sandbar **01-5527**	4 Bathing Beach Road	Roof Overhang	29/1	Val Oliver
15. 36 Easton St. Corp. **01-5520**	36 Easton Street	Move AC to West Rev	42.1.4/19	EMDA
16. B16ACK LLC **01-5524**	8 Meadowview Drive	New Dwelling – Garage	56/147	EMDA

DRAFT

17. 71 N. Liberty Trust **01-5539**	71 North Liberty Street	Hardscape	41/141.1	NAG
18. Rbt. Veghte & Robin Rednor	2 Ann's Lane	New Roof Walk	49/59.1	DTA
19. William Schultz **01-5550**	23 Friendship Lane	Garage Demo/ Move Off	56/347	David Pekarcik
20. William Schultz **01-5551**	23 Friendship Lane	Garage Move on Site	56/347	David Pekarcik
21. Glenn Lajeunesse **01-5553**	4 Mioxes Way	Solar Roof Array	65/87	Ack Smart
22. Lyubenor Lyubomir **01-5552**	7 Toombs Court	Solar Roof Array	68/153.1	Ack Smart
23. Vlatko Pesnacki **01-5557**	10 Lewis Court	New Dwelling	67/155	Val Oliver
24. Hamling Deirdre Tr **01-5559**	6 Lowell Place	Rev. 02-2951: addition	41/167	Joseph Topham
25. King Fisher Realty Tr **01-5596**	278 Polpis Road	Rev. COA: Rf Wlk & Fenes.	25/2	Gryphon Architect
26. Fine Luxury Homes **01-5601**	10 Beaver Street	Re-roof	55.1.4/80	Steven Stockigt
27. Jay Cohen **01-5599**	24 Medouie Creek Road	Pool & Hardscape	20/2	Studio Landscape
28. Jay Cohen **01-5587**	24 Medouie Creek Road	New Shed	20/2	Smith & Hutton
29. Jay Cohen **01-5570**	24 Medouie Creek Road	Main House Alteration	20/2	Smith & Hutton
30. Lloyd Realty, LLC **01-5600**	7 Heather Lane	New Dwelling	30/24.2	S. Metz
31. Hulbert Ack LLC **01-5565**	2 Hulbert Avenue	Hardscape	42.1.4/21	Atlantic Landscaping
32. Nantucket 62 Walsh, LLC **01-5588**	62 Walsh Street	Rev. 08-4379:	29/85 + 85.2	Botticelli + Pohl
33. Taco 1 LLC **01-5569**	22 Bartlett Road (24 Bart)	New Dwelling	65/86	BPC
34. Ocean Dojo, LLC **01-5567**	20 Bartlett Road (22 Bart)	New Dwelling	65/76	BPC
35. Mike & Jackie Raso **01-5612**	82 Centre Street	Alteration	42.4.3/62	Mike & Jackie Raso

IX. OLD BUSINESS 02/08/2022

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Bluefin, LLC **11-5194**	27 Ellen's Way Lot 20	New Dwelling	81/180	Brook Meerbergen
2. Elizabeth Powell **12-5445**	71 Cliff Road	Hardscape	30/160	Atlantic Landscaping
3. Elizabeth Powell **12-5440**	71 Cliff Road	Cabana	30/160	Thornewill Designs
4. Matt O'Connor **12-5370**	16 Tashama Lane	Retaining wall	55/481	KM Designs
5. 1 Caroline Way, LLC **12-5439**	1 Caroline Way	Rev: main and guest houses	85/58 & 59	Vincente Burin Arch.
6. 1 Caroline Way, LLC **12-5414**	1 Caroline Way	Pool & hardscape	85/58 & 59	Ahern
7. 22 Easton St, LLC **06-4026**	22 Easton Street	Pool & hardscape	42.1/12	Ahern
8. Island Living, LLC **11-5151**	4a Wamasquid Place	Pool & hardscape	56/113.9	Ahern
9. 33 North Mill St, LLC **11-5051**	7 North Mill Street	Garage & studio	55.4.4/77	Sophie Metz
10. 33 North Mill St, LLC **11-5126**	7 North Mill Street	Hardscape	55.4.4/77	Atlantic Landscaping
11. 23 Broad St, LLC **10-4843**	23 Broad Street	Fenestration & addition	42.4.2/77	Emeritus

VIII. OTHER BUSINESS

Approved Minutes Motion Roll-call vote	January 25 & 27, 2022 No action at this time. N/A
Review Minutes	February 1 & 3, 2022
Other Business	• Next HDC Meeting: **Thursday, February 10, 1:00 pm. via ZOOM** • Discussion of Advisory Board Review • Section 106 – Sunrise Wind Farm Project, intro • Discussion of additions and new dwellings added to the consent agenda • Review policy of Move/Demo hearings in relation to new dwellings • Hardscaping • Discussion of salvaging demolitions • Discussion of options for house moves
Commission Comments	None

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 9:06 pm. (McLaughlin)**

Roll-call vote Carried 5-0//Oliver, Coombs, Camp, McLaughlin, and Pohl-aye

Submitted by:
Terry L. Norton

Historic Structures Advisory Board 'Sconset Advisory Board Madaket Advisory Board

PROOF