



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, March 1, 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, HDC Compliance Coordinator; Terry Norton, Town Minutes Taker
 Attending Members: Pohl, Camp, McLaughlin, Coombs, Oliver, Welch
 Absent Members: Dutra, Thornewill
 Late Arrivals: Camp, 5:04 pm; Welch, 5:16 PM
 Early Departures: Pohl, 8:08 pm; Welch, 8:52 pm

Adoption of Agenda.

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

I. PUBLIC COMMENT

None

II. NANTUCKET COASTAL RESILIENCE WORKSHOP – HDC REPRESENTATIVE

Nantucket Coastal Resilience Workshop – In Person Workshop: March 7 & 8th 8am to 3:30pm
 Voting Pohl, Camp McLaughlin, Coombs, Oliver
 Alternates None
 Discussion **Pohl** – Camp Monday and Tuesday afternoon sessions; Mr. Pohl is doing morning Tuesday. We till don’t have someone for Monday morning.
Backus – We got the green light for Ms. Martinez to be there on HDC’s behalf. She is now the HDC Compliance Coordinator.

III. DISCUSSION

Discuss the return of in-person meetings - *Governor extended the provisions of remote participation until July 15*
 Voting Pohl, Camp McLaughlin, Coombs, Oliver
 Alternates None
 Discussion **Pohl** – He’d prefer to have as many commissioners here as possible for this discussion. We’ll defer it to next Tuesday.

IV. NEW BUSINESS 02/01/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	34B Walsh St N.T. 01-5568	34B Walsh Street	Addition	29/104	Studio Ppark
Voting	Pohl, Camp McLaughlin, Coombs, Oliver				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	James Krapp, Studio Ppark				
Public	Eileen Murphy, direct abutter				
Concerns (5:07)	Krapp – We’ve decided to hold this for next Tuesday. We’re making adjustment per HSAB comments. Murphy – Asked this be heard in the evening. This is the 3 rd time this was postponed at the last minute. Pohl – It is at the applicant’s discretion when this is heard. Suggested Ms. Murphy look at HSAB comments.				
Motion	Motion to Hold for Tuesday, March 8 at applicant’s request. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Camp, Coombs, and Pohl-aye			Certificate #	

2.	All Vines, LLC 01-5537	9 Prospect Street	Roof Shingle Change	55.4.4/41	T & T Roofing
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	None				
Public	None				
Concerns (5:12)	Martinez – Doesn't see anyone here; she's reached out numerous times. No concerns.				
Motion	Motion to Approve through staff with 3-tab shingles. (Oliver)				
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Camp, Oliver, and Pohl-aye			Certificate #	HDC2022-01-5537
3.	William Schultz 01-5551	23 Friendship Lane	Garage Move on Site	56/347	David Pekarcik
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill				
Alternates	None				
Recused	Camp				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	David Pekarcik				
Public	None				
Concerns (5:14)	Pekarcik – It will be moved for 4 to 5 months and then go back in its current location. The Building Commissioner has approved this plan. Oliver – We can approve this with a time frame.				
Motion	Motion to Approve the temporary move for no more than 1 year. (Oliver)				
Roll-call Vote	Carried 4-0//Oliver, Camp, Oliver, and Pohl-aye; McLaughlin no response			Certificate #	HDC2022-01-5551

IV. OLD BUSINESS 02/08/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Elizabeth Powell 12-5445	71 Cliff Road	Hardscape	30/160	Atlantic Landscaping
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, photos, and correspondence.				
Representing	Lindsay Congleton, Atlantic Landscaping,				
Public	Ethan Griffin, 69 Cliff Road				
Concerns (5:16)	Congleton – Reviewed changes made per previous concerns; he's willing to remove the retaining wall from the plan. Griffin – Appreciates the changes; he's not sure the retaining wall is necessary; the site has been stripped and the hill no longer exists. Requests the applicant look for a way to eliminate all retainage. Oliver – Appreciates the changes. If we can eliminate the wall, she's okay. Coombs – Agrees with the changes and removing the wall. Welch – The discussion was to use steps or terracing within confines of the property. There is an 18" wall but we don't know relative to what; existing grade is 37 and top of wall is 39.5, which is a 30" wall. The pool and patio will all be at elevation 39; that the grade is going higher is not appropriate. The grade change of greater than 1' should be clearly called out in the application so we can pick up on it. We need to resolve the grade issues for 71R Cliff Road; it's 4' out of the ground without approval; as a commission we need to talk about how to stop issues like this from happening. Discussion about the previous, current, and proposed grades of 71 and 71R Cliff Road and infraction at 17R Cliff Road. McLaughlin – No concerns. Coombs – Suggested holding until the grading problems with 71R are resolved. Camp – Asked for a site visit where they walk the area. Suggested a side-by-side cross section through 69 to 71R.				
Motion	Motion to View and hold for revised drawings. (Welch)				
Roll-call Vote	Carried 5-0//McLaughlin, Oliver, Coombs, Welch, and Camp-aye			Certificate #	
2.	Elizabeth Powell 12-5440	71 Cliff Road	Cabana	30/160	Thornewill Designs
Voting	Camp (acting chair), McLaughlin, Coombs, Welch				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (5:40)	Not opened at this time.				
Motion	Motion to Hold to track with the Pool. (Welch)				
Roll-call Vote	Carried 5-0//Oliver, Coombs, McLaughlin, Welch, and Camp-aye			Certificate #	

3.	Matt O'Connor 12-5370	16 Tashama Lane	Retaining wall	55/481	KM Designs
Voting	Pohl, Camp, Coombs, Welch				
Alternates	None				
Recused	Oliver				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Linda Williams Katy Mitchell, KM Designs Matt O'Connor, owner				
Public	Gregg Tivnan, 13 McLean Lane John Barrett, 18 Tashama Lane				
Concerns (5:42)	<p>Williams – Reviewed context photos. Will move wall back 5' from the rear lot line with plants on the outside.</p> <p>Mitchell – Reviewed changes made per previous concerns; the south wall is moving. Using native cedars rather than Arbor Vitae. The shed and house were approved and built on the existing grade.</p> <p>Tivnan – This is great news.</p> <p>Barrett – We're glad about this resolution and happy to work with Mr. O'Connor on the vegetation.</p> <p>Camp – She's happy now that they are working with the neighbors.</p> <p>Coombs – This will work out.</p> <p>Welch – We've heard about a lot of changes supported by all parties, but those changes aren't on the plans. He supports moving the wall back and the use of native vegetation and under-story plantings; however, those need to be shown on the plans. We've lost sight of the idea of an enclosure around the pool equipment; asked if that's in the revised drawing (previously approved). Asked if the rotated shed is shown on this plan (yes).</p>				
Motion	Motion to Approve through staff with the understanding that plantings along the west property line be identified sufficient to screen the timber wall year-round. (Welch)				
Roll-call Vote	Carried 4-0//Camp, Coombs, Welch, and Pohl-aye			Certificate #	HDC2021-12-5370
4.	1 Caroline Way, LLC 12-5414	1 Caroline Way	Pool & hardscape	85/58 & 59	Ahern
5.	22 Easton St, LLC 06-4026	22 Easton Street	Pool & hardscape	42.1/12	Ahern
6.	Island Living, LLC 11-5151	4a Wamasquid Place	Pool & hardscape	56/113.9	Ahern
Voting	Pohl, Camp, McLaughlin, Coombs, Dutra				
Alternates	Welch				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (6:01)	Not opened at this time.				
Motion	Motion to Hold Items 4-6 for Tuesday March 8 at applicant's request. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye			Certificate #	
7.	33 North Mill St, LLC 11-5051	7 North Mill Street	Garage & studio	55.4.4/77	Sophie Metz
8.	33 North Mill St, LLC 11-5126	7 North Mill Street	Hardscape	55.4.4/77	Atlantic Landscaping
Voting	Pohl, Camp, McLaughlin, Coombs				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (6:02)	Not opened at this time.				
Motion	Motion to Hold Items 7 & 8 for Tuesday, March 8 at applicant's request. (Coombs)				
Roll-call Vote	Carried 4-0//Camp, McLaughlin, Coombs, and Pohl-aye			Certificate #	
9.	23 Broad St, LLC 10-4843	23 Broad Street	Fenestration & addition	42.4.2/77	Emeritus
Voting	Pohl, McLaughlin, Coombs, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (6:k02)	Not opened at this time.				
Motion	Motion to Hold for Tuesday, March 8th. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, Welch, McLaughlin, Coombs, and Po0hl-aye			Certificate #	

10. Family Ties ACK, LLC 11-5159 11 Alliance Lane New dwelling 39/24.1 Studio Ppark
 Voting Pohl, Camp, Coombs, Welch
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan.
 Representing James Krapp, Studio Ppark
 Public None

Concerns (6:26) **Krapp** – Reviewed changes made per previous concerns. Tennis court is at elevation 20 and house at 28; the old house is a split level about 4’ higher than we propose. Chimney will serve a gas fireplace.
Camp – West elevation, that’s a huge foundation wall; confirmed it won’t be visible. South elevation, she feels the left gable forward is detached from the right gable forward; they need to relate to each other; there shouldn’t be French doors on the front; it doesn’t help the imbalance issue.
Welch – Asked what the grade of the tennis court is relative to the house. East elevation, if this grade is accurate, this is a typical Nantucket home; some primary massing is a little large. It’s a little large compared to other homes but doesn’t run broadside to the road. Appreciates enclosing the 2nd-floor decks. Fenestration is fine with appropriate spacing.
Coombs – Appreciates the chimney but the shape is wrong; it should be corbelled around the fireplace(s). South elevation, the upper glass of the sidelights should be 2 lights.
Pohl – He has problems with the massing; the left south piece is incongruous and feels like it’s wrapped by some growth. This house is still quite large. South elevation, the front door sidelights are rendered as panels; the tops should have a muntin configuration.

Motion **Motion to Hold for revisions. (Camp)**
 Roll-call Vote Carried 4-0//Coombs, Welch, Camp, and Pohl-aye Certificate #

V. NEW BUSINESS 02/01/2022

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Brandon Bean 01-5616	2 Candle House Lane	New Dwelling	55.4.1/1	TJ Waterson

Voting Pohl, Camp, McLaughlin, Coombs, Oliver
 Alternates Welch
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, and advisory comments.
 Representing TJ Waterson, Concept Design
 Public Rosalyn Feldberg, 4 Candle House Lane and for the Westcotts at 3 Angola
 Concerns (6:46) (6:05) Held for representation.

Waterson – Presented project; will fill to level the sides; the south elevation is not visible; existing grade is shown on the elevations. No garage is proposed, the garage on the plan is the previous garage now gone.
Backus – Read HSAB comments 2/14: No application received; Main mass with traditional form needs chimney; Front door needs to find its balance point. Ganged windows will be visible; 2 over 2’s do not relate to main primary mass fenestration; 1920’s additive mass narrative is not working for this proposal. Site plan needs surveyed topography to show cut and fill. This lot sits down from street by several feet. A 5-bay house is not appropriate on this street. There is a 3-bay next door, but the rest are 1 story, or 1½ story along this street. No roof walks nearby. This would be unique in the neighborhood. Window sizes need to be provided on the window schedule. All of the 2nd-floor windows in the main mass should match the size of the ones below. The end windows are too close to the ends and should be moved in a little. The eave detail on the front should be more traditional with a wrapped gutter. East elevation windows should be more organized. West elevation quad doors may be visible and should change to windows/doors. The ganged windows on the south and east should be separated and maybe a little bigger. The Sunroom would be more successful with a shed or hipped roof to make it look like a glassed-in porch. Please send any revisions back to HSAB
 This is an infill on a contributing lot in the old historic district (OHD). This was subdivided off 21 Pleasant Street; care should be given with the grading of this and the adjacent lot with a topographical map provided.
Oliver – There is some grading going on; we should have a topographical cross section for this and 21 Pleasant - this lot slopes way down in the back. The style is traditional; but the only other 2-story structure on Candle House is a 3-bay; this façade should be cut back. Agrees with HSAB.
Coombs – We need to know what will be done with the dropping grade; HDC limits the amount of filled used. From the east elevation, it shows only a 2’ grade change; she wants to see a topographical cross section of existing and proposed. The roof walk isn’t the right proportions. South elevation, this is visible from Candle House and Prospect and every window is mullied. West elevation, the 1st-floor right windows shouldn’t be mullied.
Camp – She’d prefer it be 1.5 stories like toward the Pony Field. This house is large for this tiny site.
McLaughlin – All sides are visible. East elevation, the 4 ganged windows are not appropriate; should be reduced to 3.
Pohl – We need to see existing and proposed grade on the site plan and all elevations across the entire length of the property, not just around the house. He agrees with most that’s been said. All the 2nd-floor windows should be wider. North elevation, on a 5 bay, the front door should be centered with the 2nd-floor window above it centered.
Feldberg – Our big concern is the grading and what will happen when it’s built up: retainage and runoff. The plan shows a garage; currently there is none.

Motion **Motion to Hold for revisions, for 2 cross sections through the house, and to go back to HSAB for review. (Oliver)**
 Roll-call Vote Carried 5-0//Camp, McLaughlin, Coombs, Oliver, and Pohl-aye Certificate #

2.	Peter Barrett 01-5605	40 Mary Ann Drive	Move garage door	68/965	Topham Designs
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Joe Topham, Topham Design				
Public	None				
Concerns (6:06)	Topham – Presented project. No concerns.				
Motion	Motion to Approve. (Oliver)				
Roll-call Vote	Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye			Certificate #	HDC2022-01-5605
3.	Ocean Heath, LLC 01-5624	9 Falmouth Avenue	Fenestration and Decks	82/423	JN Designs
Voting	Pohl, Camp, McLaughlin, Coombs, Welch				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Josiah Newman, JN Design				
Public	None				
Concerns (6:09)	Newman – Presented project. McLaughlin – The south deck is over 9’ off the wall; it should be pulled back to 8’ deep. West elevation, the amount of decking exceeds the guidelines. Front door should be more wood than glass. Coombs – North elevation, the left deck is too deep. She doesn’t like the 2-over-2 windows; makes it look like a motel. West elevation, there are 4 different window sizes; the door with sidelights are all the same; the right deck is too deep. East elevation, there are 4 different window types; the stacked stairs are not appropriate. South elevation, there are 7 different types of windows; the length of decking is excessive. None of the decks should be more than 8’ deep. Camp – This has too much agenda on the 2 nd floor. You need to pare down the amount of upper decks; the ganged windows will light up Cisco beach; spread them out, ungang, and simplify the fenestration. Need a direct front door. Welch – Extent of decking and fenestration changes are inappropriate for this location and will be visible. Pohl – Way too many decks; simplify the fenestration.				
Motion	Motion to Hold for revisions. (Coombs)				
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Welch, Coombs, and Pohl-aye			Certificate #	JN Designs
4.	Ocean Heath, LLC 01-5623	9 Falmouth Avenue	Shed	82/423	JN Designs
Voting	Pohl, Camp, McLaughlin, Coombs, Welch				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Josiah Newman, JN Design				
Public	None				
Concerns (6:24)	Newman – Presented project. No concerns.				
Motion	Motion to Approve as submitted. (Welch)				
Roll-call Vote	Carried 5-0//Coombs, Camp, McLaughlin, Welch, and Pohl-aye			Certificate #	HDC2022-01-5623
5.	9 Beach Grass, LLC 01-5575	9 Beach Grass Road	New Duplex	68/859	Linda Williams
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Linda Williams				
Public	None				
Concerns (7:08)	Williams – Presented project; trim natural to weather and windows black. This is like the other approved duplexes. Oliver – No concerns. Camp – The attic window should be 4-lights. East elevation, the front door trim is heavy.				
Motion	Motion to Approve through staff with 4-light attic windows in the gable ends. (Oliver)				
Roll-call Vote	Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye			Certificate #	HDC2022-01-5575

6.	Pebbe Nicholson 01-5606	24 Brewster Road	New Barn/Apt	54/169.3	Val Oliver
Voting	Pohl, Camp, McLaughlin, Coombs, Welch				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Val Oliver, Val Oliver Design				
Public	None				
Concerns (7:14)	<p>Oliver – Presented project; 26’6” high, natural-to-weather barn board and trim, and sandtone sash.</p> <p>McLaughlin – It’s a nice, simple horse barn. South elevation, the garage door crossbucks should be inside.</p> <p>Camp – West elevation, if it’s not visible, she’s okay with it.</p> <p>Coombs – Doesn’t think this will be visible.</p> <p>Welch – It won’t be seen.</p>				
Motion	Motion to Approve. (Coombs)				
Roll-call Vote	Carried 5-0//Camp, Welch, McLaughlin, Coombs, and Pohl-aye			Certificate #	HDC2022-01-5606
7.	50 Brewster Rd, LLC 01-5622	50 Brewster Road	Reduce garage/apt	43/96	EMDA
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Ethan McMorro, Ethan McMorro Design Associates				
Public	None				
Concerns (7:20)	<p>McMorro – Presented project.</p> <p>McLaughlin – The air-conditioning units (A/C) need to be screened.</p> <p>No others have concerns.</p>				
Motion	Motion to Approve with A/C to be screened if visible. (Oliver)				
Roll-call Vote	Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye			Certificate #	HDC2022-01-5622
8.	Wallace Ack, LLC 01-5607	45 Hulbert Avenue	Boardwalk/ Gate	29/16	Jardins Intl.
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch				
Recused	None				
Documentation	Landscape design plans, site plan, photos, historical documents, and advisory comments.				
Representing	Elisabeth O’Rourke, Jardins Intl.				
Public	None				
Concerns (7:24)	<p>O’Rourke – Presented project.</p> <p>Backus – Read HSAB comments 2/14: The second apron on the right doesn’t have any purpose and should be removed.</p> <p>No concerns.</p>				
Motion	Motion to Approve. (Oliver)				
Roll-call Vote	Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye			Certificate #	HDC2022-01-5607
9.	Andrew & Brooke Roger 01-5609	7E Lincoln Avenue	Driveway/ Hardscape	42.4.1/18	Jardins Intl.
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch				
Recused	None				
Documentation	Landscape design plans, site plan, photos, historical documents, and advisory comments.				
Representing	Elisabeth O’Rourke, Jardins Intl.				
Public	None				
Concerns (7:26)	<p>O’Rourke – Presented project; nothing Ms. Backus said sounds familiar.</p> <p>Backus – Read HSAB comments 2/14: No Belgian block soldier course; Apron should be flush with grade. Infill structure on a contributing lot within the OHD. Dimensions of the apron are not on the plans.</p> <p>The materials should be toned down to be less formal. Belgium block should be cobblestone and the bluestone should be a more natural shape and color stone</p> <p>Oliver – She drove over there; this is more formal than anything else on the street. Nobody else has a patio in front of the house and most driveways are dirt or shell.</p> <p>Coombs – The front patio and Belgium block driveway should be eliminated; it’s too formal for the area.</p> <p>Camp – She would have like to see the house. Feels this is too formal for the neighborhood but two quick changes would make it approvable. Break up the front bluestone patio with irregular pieces and eliminate the Belgium block driveway.</p> <p>McLaughlin – He finds this is appropriate.</p> <p>Pohl – Most of the board want a reduction in the formality of the driveway and front patio.</p>				
Motion	Motion to Hold small revisions and/or for more information – precedent photos. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye			Certificate #	

10. One Bloom, LLC 01-5608	1 Bloom Street	Hardscape: drive, fence, etc	42.3.3/140	Jardins Intl.
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch			
Recused	None			
Documentation	Landscape design plans, site plan, photos, historical documents, and advisory comments.			
Representing	Elisabeth O'Rourke, Jardins Intl.			
Public	None			
Concerns (7:35)	<p>O'Rourke – Presented project; fences are all natural to weather.</p> <p>Backus – Read HSAB comments 2/14: Picket fence maximum height should be no more than 36". Driveway is over-paved; use could be accommodated with less. Is there outdoor lighting. Appreciate re-use of existing fence style with perforated pickets at cap level. The materials should be toned down to be less formal. Belgium block should be cobblestone and the bluestone should be a more natural shape and color stone.</p> <p>Individually significant typical Nantucket circa 1727 structure with renovations and additions.</p> <p>McLaughlin – Finds this applicable to the OHD.</p> <p>Oliver – She'd like the driveway simplified to relate to what's along that street.</p> <p>Camp – She's okay with the brick drive strips and the antique look of the mica bands. The 6' fence, she's never seen a fence like that.</p> <p>Coombs – Thinks the mica stones will go well with the house. Okay with the proposal.</p> <p>Pohl – He's okay with the driveway as proposed. He has seen that fence style a number of times.</p>			
Motion	Motion to Approve as submitted. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Camp, Coombs, and Pohl-aye	Certificate #	HDC2022-01-5608	
11. 11 Beach Grass, LLC 02-5802	11 Beach Grass Road	Revision: trim change	68/855	Linda Williams
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver. Welch			
Alternates	None			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Linda Williams			
Public	None			
Concerns (7:49)	<p>Williams – Asking to use Azek in white for trim.</p> <p>Oliver – She has no concerns.</p> <p>Coombs – Shingles will be coming back in April; she doesn't want to see the Island decked out in this stuff.</p> <p>Welch – Acetone closes the PVC in the event it rips. Suggested approving as a test case so we have something to look at.</p> <p>McLaughlin – Stop making changes to the Island.</p>			
Motion	Motion to Approve as a test case. (Welch)			
Roll-call Vote	Carried 5-0//Oliver, Coombs, McLaughlin, Welch, and Camp-aye	Certificate #	HDC2022-02-5802	
12. Jean Moran 01-5621	4 Washington Avenue	New Pool	60.2.4/65	Jon Paul Couture
13. Jean Moran 01-5620	4 Washington Avenue	Window Well	60.2.4/65	Jon Paul Couture
14. Jean Moran 01-5199	4 Washington Avenue	New Garage	60.2.4/65	Jon Paul Couture
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (7:56)	Not opened at this time.			
Motion	Motion to Hold Items 12-14 for representation. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Camp, Oliver, and Pohl-aye	Certificate #		

15. Rob & Daryl Westbrook 02-5631	16 Baxter Road	Rooftop Solar	49.2.3/16	Cotuit Solar
Voting	Pohl, Camp, Coombs, Oliver, Welch// McLaughlin technical difficulties can hear but not see.			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, advisory comments, and manufacture spec sheet.			
Representing	Karen Alence, Cotuit Solar			
Public	None			
Concerns (7:56)	<p>Alence – Presented project; on the rear with no visibility; can move the 2 at the top and bottom to the middle.</p> <p>Backus – Read SAB comments 2/28: possible visibility of the southwest.</p> <p>Circa 1938 Craftsman style; it might be viewed from Rosalee and Sankaty: recommend a view; it's going on a grey roof.</p> <p>Oliver – You will be able to see it from Sankaty but there's enough stuff between that it'll be <i>de minimis</i>. If it were on the lower 1-story roof it would not be visible at all (too much shade). Asked to square if off instead going around the chimney.</p> <p>Coombs – We try to stick to our solar rules; if it can be seen from Sankaty, it should be further studied.</p> <p>Camp – The design bothers her, and she would prefer it not be a grey roof.</p> <p>Welch – Doesn't see why it can't be a rectilinear form.</p>			
Motion	Motion to Approve through staff with 2 left most-upper and 2 left most-lower moved to fill the middle creating a rectangle of panels. (Welch)			
Roll-call Vote	Carried 4-1//Oliver, Camp, Welch, and Pohl-aye; Coombs-nay	Certificate #	HDC2022-02-5631	
16. 10 Hydrangea Ln#3, LLC 02-5632	10 Hydrangea Lane	Rooftop Solar	73/89	Cotuit Solar
Voting	Camp (acting chair), Coombs, Oliver, Welch//McLaughlin still can't see the plans.			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, advisory comments, and manufacturer spec sheet.			
Representing	Karen Alence, Cotuit Solar			
Public	None			
Concerns (8:08)	<p>Alence – Presented project; it will be visible from Hydrangea and walking trails; it's 600' from Milestone Road.</p> <p>Backus – Read SAB comments 2/28: Southwest panels will be visible from Hydrangea and public conservation land on the left. This is proposed on red cedar on the main mass.</p> <p>Coombs – This couldn't go more against the guidelines if they tried. It's visible from 2 public areas and on the front (rear and side).</p> <p>Welch – This is not in keeping with our guidelines – solar panels on the primary mass visible from the front is not appropriate. The panels on the west and south on the lower portions would be appropriate except for the applicant's unwillingness to conform to matching roof shingles.</p> <p>Oliver – Nothing to add.</p> <p>McLaughlin – He can't see the plans. This is outside the 'Sconset OHD, so it could go either way.</p>			
Motion	Motion to Hold for revisions. (Coombs)			
Roll-call Vote	Carried 4-0//Oliver, Welch, Coombs, and Camp-aye	Certificate #		
17. Caesara Wendin Fam Tr 02-5639	1 West Chester Street	Roof Replacement	42.4.3/15.2	T & T Roofing
Voting	Camp (acting chair), Coombs, Oliver, Welch//McLaughlin still can't see the plans.			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	None			
Public	None			
Concerns (time)	Not opened at this time.			
Motion	Motion to Hold for representation. (Coombs)			
Roll-call Vote	Carried 5-0//McLaughlin, Oliver, Welch, Coombs, and Camp-aye	Certificate #		

18.	Scott Dehm & Amy Hauk 02-5644	8 Ash Street	Addition and shift arbor	42.4.2/94	Sandcastle Const. Inc
Voting	Camp (acting chair), Coombs, Oliver, Welch//McLaughlin still can't see the plans.				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, advisory comments, and <i>Building with Nantucket in Mind (BWNIM)</i> .				
Representing	Chuck Lenhart, Sandcastle Construction Inc.				
Public	None				
Concerns (8:17)	<p>Lenhart – Presented project. Original structure is 1765 with central fireplace; in 1990, there was significant reconstruction; the shower is not moving and the arbor is just shifting to align better with the porch steps.</p> <p>Backus – Read HSAB comments 2/14: Prefer to push program away from street or reduce length of addition. Presents like a 6-bay structure. The arbor change should go on a separate landscape plan. East elevation, the proposed relocated doors may be ok on the shed, but they are not appropriate for the house. South elevation, the windows are inconsistent relative to the east and west. They should match in style, probably 6-over-6, and they would look better if pulled in toward the center. Please send any revisions back to HSAB.</p> <p>The gate should be on a separate application. This is circa 1765 built for Benjamin Barney Cooper; rear ell built in 1800s and rebuilt in 1990. Read <i>BWNIM</i> page 82 regarding porch and page 86 regarding the front façade. This lot is flanked by Ash Street and Ash Lane so will be visible from both sides.</p> <p>Coombs – It would help if we could see the elevations being referenced in the HSAB comments. The 2-story addition is too big and detracts from the old part of the building. North elevation, the left long eave looks better. West elevation, the new addition is too large and detracts.</p> <p>Welch – The inverted site plan doesn't help. West elevation, the infill of the existing porch massing is appropriate, but it takes away some of the visual interest associated with this historical structure; some fenestration might help; right mass should be more subordinate or if it had a hipped roof. North is atypical, but you won't see the small 6-light windows, which are part of the 2 different-types of windows is. East elevation, a rim board header at the window with a hipped roof would bring down the height of the porch.</p> <p>Oliver – Agrees that the addition should be more subordinate. Likes the idea of the hipped roof on the porch. North elevation, okay with that because it doesn't detract from the house. The south mass should become more subordinate.</p> <p>Camp – She likes the way the addition is drawn but agrees it's too big and needs to be more subordinate. Okay with the proposed porch on the north; thinks it would be attractive with a hipped roof. The 12-light that was removed for the porch should be incorporated back into the house.</p>				
Motion	Motion to Hold for revisions and to go back to HSAB. (Coombs)				
Roll-call Vote	Carried 4-0//Welch, Oliver, Coombs, and Camp-aye			Certificate #	
19.	Scott Dehm & Amy Hauk 02-5643	8 Ash Street	Demo Shed	42.4.2/94	Sandcastle Const. Inc
Voting	Camp (acting chair), Coombs, Oliver, Welch//McLaughlin still can't see the plans.				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Robert Newman, Sandcastle Construction Inc.				
Public	None				
Concerns (8:41)	<p>Lenhart – Presented project; it's an unusual shed, 1990.</p> <p>Backus – Read HSAB comments 2/14: Approve as Demo or Move/off. She's curious about the age though thinks it's contemporary. No concerns with a move off or demolition.</p>				
Motion	Motion to Approve as a move off/demolition. (Oliver)				
Roll-call Vote	Carried 4-0//Coombs, Welch, Oliver, and Camp-aye			Certificate #	HDC2022-02-5643
20.	Klinck Ruth Hill 02-5648	301 Madaket Road	Demo shed	60.2.1/55	NAG
21.	Klinck Ruth Hill 02-5647	301 Madaket Road	New shed	60.2.1/55	NAG
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (8:44)	Not opened at this time.				
Motion	Motion to Hold Items 20 & 21 for representation. (Coombs)				
Roll-call Vote	Carried 5-0//Welch, Oliver, McLaughlin, Coombs, and Camp-aye			Certificate #	

22. Susan Bartkowiak 02-5726	57 Somerset Road	Demo Cottage	66/91	Susan Bartkowiak
Voting	Camp, McLaughlin, Coombs, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (8:45)	Not opened at this time.			
Motion	Motion to Hold for Representation. (Oliver)			
Roll-call Vote	Carried 5-0// Welch, Coombs, McLaughlin, Oliver, and Camp-aye		Certificate #	

23. Lloyd Realty, LLC 02-5622	7 Heather Lane	New Guest House	30/24.2	S. Metz
Voting	Camp, McLaughlin, Coombs, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	None			
Representing	Sophie Metz			
Public	None			
Concerns (8:45)	Metz – Asking to hold for Thursday.			
Motion	Motion to Hold for Thursday, March 3rd. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, Welch, McLaughlin, Coombs, and Camp-aye		Certificate #	

24. N. Liberty, LLC 02-5651	74 North Liberty Street	Shed	41/236	Val Oliver
Voting	Camp, McLaughlin, Coombs, Welch			
Alternates	None			
Recused	Oliver			
Documentation	None			
Representing	Val Oliver, Val Oliver Design			
Public	None			
Concerns (time)	Oliver – Asked to hold.			
Motion	Motion to Hold at applicant's request. (Coombs)			
Roll-call Vote	Carried 4-0//Welch, McLaughlin, Coombs, and Camp-aye		Certificate #	
	Motion to Advance 7 King Street. (Coombs)			

25. 7 King St Nom Trust 02-5683	7 King Street 'Sias	MH Revisions	73.1.3/41	Botticelli + Pohl
Voting	Camp (acting chair), Coombs, Oliver//McLaughlin still can't see the plans.			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Lisa Botticelli, Botticelli & Pohl			
Public	None			
Concerns (8:53)	Botticelli – Presented project. Backus – Read SAB comments 2/28: loss/sparseness of original porch architecture but okay with pergola and porch. Circa 1893. No concerns.			
Motion	Motion to Approve as submitted with a natural-to-weather pergola. (Coombs)			
Roll-call Vote	Carried 4-0//Oliver, McLaughlin, Coombs, and Camp-aye		Certificate #	HDC2022-02-5726

Rest held for Thursday.

26. 7 King St Nom Trust 02-5685	7 King Street 'Sias	New Shed	73.1.3/41	Botticelli + Pohl
27. Gail Johnson 02-5656	21 South Water Street	New Front Door	42.4.2/102	Lucas Velle
28. Ack Weatherly Pl 02-5662	3 Weatherly Place	Move Shed on Lot	67/950	Plamen Dimitov
29. Ack Weatherly Pl 02-5661	3 Weatherly Place	New Second Dwelling	67/950	Plamen Dimitov
30. John Holt 02-5673	14 Clifton Street	Lower Building Height	73.4.1/39.1	Emeritus
31. Lindsay Torpey 02-5674	7 Green Lane	Rebuild/revise deck	42.3.3/86	Emeritus
32. L.B.C Sconset, LLC 02-5635	9 Hawks Circle	New shed	74/37.1	J. Graham Goldsmith
33. L.B.C Sconset, LLC 02-5636	9 Hawks Circle	New garage	74/37.1	J. Graham Goldsmith
34. Kerry Propper 02-5669	9 Hawks Circle	Solar Ground Array	74/37.1	Ack Smart
35. Lloyd Realty LLC 02-5677	7 Heather Lane	Pool & Hardscape	30/24.2	Atlantic Landscaping
36. Still Dock Nantucket LLC 02-5682	14 Oakland Street	Addition	59.4/255	Botticelli + Pohl
37. Still Dock Nantucket LLC 02-5681	40 Tennessee Avenue	Addition	59.4/84	Botticelli + Pohl

VI. OLD BUSINESS 02/22/22

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	32 Hulbert Trust 11-5220	32 Hulbert Avenue	New Dwelling	29/72	Botticelli + Pohl
2.	6 Lincoln St, LLC 12-5462	6 Lincoln Street	Alterations & Color change	73.4.2/86	Val Oliver
3.	Jessica Millard 06-4017	5 Cudweed Road	Window changes	31/145	Val Oliver

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4.	Okay Okay House LLC 10-4821	10 Union Street	Parking & patio	42.3.1/43	BPC
5.	Eleven Lincoln Ave. 12-5451	32 Jefferson Avenue	Main house addition	30/132	Botticelli + Pohl
6.	8 Walsh St, LLC 12-5475	8 Walsh Street	Studio	42.4.1/83	Brook Meerbergen
7.	Taccat, LLC 12-5423	14 Union Street	Addition	42.3.2/17	Brook Meerbergen
8.	7 North Mill St 12-5457	Lot 27B- Birdsong Lane	Shed	55.4.4/80.3	Brook Meerbergen
9.	7 North Mill St 12-5465	Lot 27A- Birdsong Lane	Garage	55.4.4/80.3	Brook Meerbergen
10.	7 North Mill St 12-5466	Lot 27A- Birdsong Lane	Shed	55.4.4/80.3	Brook Meerbergen
11.	Carmine/Sheila Giardini 01-5507	7a Clifford Street	New dwelling	79/19	McMullen & Assoc.
12.	Carmine/Sheila Giardini 01-5508	7a Clifford Street	Pool & hardscape	79/19	McMullen & Assoc.
13.	Carmine/Sheila Giardini 01-5509	7a Clifford Street	Gazebo	79/19	McMullen & Assoc.
14.	Arline Bartlett 12-5454	21 Pleasant Street	Fenestration & sm addition	55.4.1/1	LINK
15.	James Davison 09-4803	8B North Water Street	Fenestration changes	42.4.2/92.1	LINK
16.	Hoehn- Saric 10-4865	34 Easton Street	New Structure	42.1.4/18	CWA
17.	Tack3 LLC 10-4863	26 Washington Street	New structure	42.3.2/23	CWA
18.	Brett Fodiman 10-4969	27 Cato Lane	Main house dwelling	55/118	CWA
19.	Brett Fodiman 10-4968	27 Cato Lane	Guest house dwelling	55/118	CWA
20.	Brett Fodiman 10-4970	27 Cato Lane	Garage	55/118	CWA
21.	Trogoh Nominee Trust 05-3640	26 Easy Street	Mixed Used building	42.4.2/23	Emeritus
22.	Anthony Noto 11-5270	10 Lincoln Avenue	Addition & renovation	30/184	Emeritus

VII. OTHER BUSINESS	
Approved Minutes	None
Review Minutes	February 15 & 17, 2022
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting: Thursday, March 3 @ 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 • Discussion of HDC Task Group for MOU
Commission Comments	None

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 8:59. (McLaughlin)**

Roll-call vote Carried 4-0//Oliver, Coombs, McLaughlin, and Camp-aye

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board