



HISTORIC DISTRICT COMMISSION SPECIAL 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 ~~

Thursday, March 24, 2022

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

Meeting ID: **832 9320 0359** Password: **319941**

Called to order at 1:00 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, Thornewill

Absent Members: Dutra

Late Arrivals: Luke Thornewill, Thornewill Design 1:03; Camp 1:04

Early Departures: McLaughlin, 1:15 pm

Adoption of Agenda.

Motion **Motion to Approve as drafted. (Coombs)**

Roll-call vote Carried // Oliver, McLaughlin, Welch, Coombs, and Pohl-aye

I. PUBLIC COMMENT

II. NEW BUSINESS 03/15/22

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Nant. Prop. Ownr, LLC 03-5993	3 Honeysuckle Dr. (Lot 72)	New Dwelling	68/879	Linda Williams
2. Nant. Prop. Ownr, LLC 03-5994	7 Honeysuckle Dr. (Lot 73)	New Dwelling	68/878	Linda Williams
3. Nant. Prop. Ownr, LLC 03-5995	9 Honeysuckle Dr. (Lot 74)	New Dwelling	68/877	Linda Williams
4. Nant. Prop. Ownr, LLC 03-5996	11 Honeysuckle Dr. (Lot 75)	New Dwelling	68/872	Linda Williams
5. Nant. Prop. Ownr, LLC 03-6001	13 Honeysuckle Dr. (Lot 76)	New Dwelling	68/873	Linda Williams
6. Nant. Prop. Ownr, LLC 03-6005	15 Honeysuckle Dr. (Lot 86)	New Dwelling	68/864	Linda Williams
7. Nant. Prop. Ownr, LLC 03-5997	4 Indigo Drive (Lot 80)	New Dwelling	68/880	Linda Williams
8. Nant. Prop. Ownr, LLC 03-5999	6 Indigo Drive (Lot 79)	New Dwelling	68/876	Linda Williams
9. Nant. Prop. Ownr, LLC 03-5998	8 Indigo Drive (Lot 78)	New Dwelling	68/875	Linda Williams
10. Nant. Prop. Ownr, LLC 03-6000	10 Indigo Drive (Lot 77)	New Dwelling	68/874	Linda Williams
11. Nant. Prop. Ownr, LLC 03-6002	3 Indigo Drive (Lot 83)	New Dwelling	68/861	Linda Williams
12. Nant. Prop. Ownr, LLC 03-6003	5 Indigo Drive (Lot 84)	New Dwelling	68/862	Linda Williams
13. Nant. Prop. Ownr, LLC 03-6004	7 Indigo Drive (Lot 85)	New Dwelling	68/863	Linda Williams

Voting Pohl, Camp, McLaughlin, Coombs, Oliver

Alternates Welch, Thornewill

Recused None

Documentation Architectural elevation plans, site plan, and photos.

Representing Linda Williams

Public None

Concerns (1:04) **Williams** – Overview of owners’ concept. Presented project.

Oliver – She reviewed all of these and has no concerns. Rear doors to be 6-light to match the 2-over-2 windows

Coombs – No concerns.

Camp – The gable windows should all be 4-lights.

Thornewill – Nothing to add.

Welch – These are sensitive and well designed. There are some topographical changes; if there’s anything dramatic and air conditioning should come back with the landscape plans.

Pohl – The approval would be for architecture alone with retainage applied for and approved separately.

Motion **Motion to Approve through staff with 4-light gable windows and rear doors to be 6-lights to whichever houses apply and the landscaping to be applied for separately. (Coombs)**

Roll-call Vote Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye Certificate # **HDC2022-03-(as noted)**

III. OTHER BUSINESS	
Approved Minutes	None
Review Minutes	March 15 & 17, 2022
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting-Tuesday, March 29th at 5:00PM Hybrid at Public Safety Facility. • Discussion of Advisory Board review: <ul style="list-style-type: none"> Martinez – Got those meetings scheduled so they review their projects well before the HDC meeting. • Section 106 – Sunrise Wind Farm Project, Intro: <ul style="list-style-type: none"> Backus – Ms. Coombs was elected to represent the HDC in these hearings. The Town has expert counsel to work on this. Welch – There’s a new project on the horizon. Norton – The Park City Wind project, which has applied to Conservation Commission, is continued to their April 7 meeting. Backus – Park City Wind, LLC is also known as Vineyard Wind South. She will get what information she has to Ms. Coombs. • Discussion of additions and new dwellings added to the consent agenda <ul style="list-style-type: none"> Welch – He asked this be put on the agenda for discussion and explained his reasoning. When the links to the applications go out, there is an invitation asking commissioners to look at them and recommend if they think something should go on consent. Pohl – The consent agenda is a series of recommendations and if any voting board members don’t think an item should be on consent, it can be pulled. Backus – Asked about the issue of abutter notification. Coombs – Many times we’ve heard an abutter didn’t get the notification until the day before the meeting. Every member of this board has their own opinion of what is and is not important and people count on a project to be reviewed by a full board. Consent items aren’t being reviewed by a full sitting board. Camp – She would like to be part of the team that reviews applications for consent. With pools and new dwellings and for the benefit of the abutter, she doesn’t mind spending the time to review that project. There are other things we deal with beyond the architecture alone. Oliver – All members are provided links to the projects; there is no subcommittee working to put things on consent. Pohl – The abutter notification system is flawed but the members of HDC can’t be responsible for that. Legally, two members of HDC can approve an item. He’s going to check with Ms. Martinez on the process for setting policy regarding consent. • Review policy of Move/Demo hearings in relation to new dwellings • Hardscaping • Discussion of salvaging demos • 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 1:53 pm. (McLaughlin)**

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

Submitted by:

Terry L. Norton