



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 ~~

Thursday, May 5, 2022

Conference Room, 2 Fairgrounds Road & Remote Participation via ZOOM.

Called to order at 1:01 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, Thornewill
Remote Participants: Coombs
Absent Members: Oliver, Welch, Dutra
Late Arrivals: None
Early Departures: None

Adoption of Agenda.

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

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

I. PUBLIC COMMENT

None

II. DISCUSSIONS

1. Warrant Article 80 (Home Rule Petition: Historic District Commission - Solar)

Voting Pohl, Camp, McLaughlin, Coombs, Thornewill

Concerns No discussion at this time.

II. CONSENTS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Larry Goode 04-6133	10 Grey Lady Lane	Hardscape	66/75	Val Oliver
2. Charles Bartholomae 04-6145	52 Tennessee Avenue	Door change to swing	59.4/95	Gerardo Nolasco
3. Constance Thompson-Brett 04-6143	60 Arkansas Avenue	Solar Roof Array	59.4/33	Ack Smart
4. 5 Sherburne Way, LLC 04-6165	5 Sherburne Way	Rev. 10-4912	30/38	Botticelli + Pohl
5. Cary Donick Trust 04-6163	6 Dukes Road	Rev. 11-5113	41/189	Val Oliver
6. One Folger Road, LLC 04-6187	1 Folger Road	Rev Hardscape/Driveway	30/195.1	Renee Byers
7. Laundro Ack, LLC 04-6204	4 Hanabea Lane	Door Change	69/15	Emeritus
Voting	Camp (acting chair), McLaughlin, Coombs, Thornewill			
Alternates	None			
Recused	Pohl, Oliver			
Documentation	None			
Representing	None			
Public	None			
Concerns	No concerns.			
Motion	Motion to Approve. (Coombs)			
Roll-call Vote	Carried 4-0//Thornewill, McLaughlin, Camp, and Coombs-aye		Certificate #	HDC2022-04-(as noted)

IV. NEW BUSINESS 04/12/2022

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Joan Bonting	3 Pine Tree Street	Pool and hardscape	68/228	Linda Williams
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (1:45)	None			
Motion	Not opened at this time.			
Roll-call Vote	N/A		Certificate #	

2.	Helen Dubois	03-6070	5 Stone Post Way	New pool/spa/fencing	14/80	KM Designs
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill					
Alternates	None					
Recused	None					
Documentation	Landscape design plans, site plan, photos, and advisory comments.					
Representing	Katy Mitchell, KM Designs					
Public	None					
Concerns (1:04)	<p>Mitchell – Presented project; same cattle fence permitted at 10 Stone Post Way.</p> <p>Backus – Read SAB comments 4/25: Wonder about layered fencing; picket fencing should be no more than 36” tall; less is more. Asked if split rail is common in this area. Appreciates hidden location of the pool and equipment.</p> <p>Pohl – A 2-rail split rail doesn’t need HDC approval; if you prefer a 3-rail, we can discuss it. Suggested a 4’ fence with a single wire at 8’ to keep deer out; it’s also more cost effective.</p> <p>Camp – There’s a split-rail on Westco Place; it ruins the aesthetics. There’s lots of Rosa Rugosa, which could be combined with a 2-rail split-rail fence. Clarified which type of fence is running where. She’d prefer natural vegetation be blended in with the decorative trees.</p> <p>Thornewill – Appreciates moving the driveway gate back from the road. Agrees with Mr. Pohl’s idea of a 4’ fence and wire at 8’, though this will all be buried in natural vegetation.</p> <p>Coombs – Asked about screening for the pool. Agrees with Mr. Pohl on the 4’ with top wire; also likes the 2-rail split-rail.</p> <p>McLaughlin – All the proposed fences are approvable. Doesn’t think the white gate, Option 1, is proper.</p>					
Motion	Motion to Approve through staff with Option 1 white driveway gate, 2-rail split-rail fence in the front, integrated natural flora with the decorative trees, and 4’ wire fence with single wire at 8’ along rear and sides. (Camp)					
Roll-call Vote	Carried 5-0//Coombs, Thornewill, McLaughlin, Camp, and Pohl-aye				Certificate #	HDC2022-03-6070
3.	Candlewick CornerVttAck, LLC	04-6106	120 Old South Road	New commercial bldg A	68/969	CWA
4.	Candlewick CornerVttAck, LLC	04-6105	122 Old South Road	New commercial bldg B	68/969.1	CWA
5.	Candlewick CornerVttAck, LLC	04-6104	124 Old South Road	New commercial bldg C	68/969.2	CWA
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill					
Alternates	None					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photo.					
Representing	Chip Webster, Chip Webster Associates					
Public	None					
Concerns (1:26)	<p>Webster – Presented project; modular construction with apartments; height 33’ where zoning allows 35’.</p> <p>Camp – Asked the height of the existing buildings. She’d prefer the height come down so as not to overpower Old South. The 3rd-floor dormer window configuration is odd.</p> <p>Thornewill – These are all the same height and footprint, which is very static. North elevation, the 3rd-floor configuration is odd. 2nd-floor headers are 1’ below the eave.</p> <p>Coombs – The designs of the 3 is repetitive; they should be different. In this area these should be no more than 30’ tall with some additive massing. It looks like there’s no room for greenery or lawn; it creates a barricade along the road which is not in keeping with the area.</p> <p>McLaughlin – These are big buildings. Asked where the air-conditioning units (A/C) will go. The dormers are oversized for the roof. South elevation porch roof pitch is shallow.</p> <p>Pohl – He agrees with all that’s been said. It looks like 1 cigar-shaped lot with 3 buildings; the site plan is odd.</p>					
Motion	Motion to Hold for revisions to height and size of all three. (Camp)					
Roll-call Vote	Carried 5-0//Coombs, Thornewill, McLaughlin, Camp, and Pohl-aye				Certificate #	
6.	55 Eel Point Holdings, LLC	04-6096	55 Eel Point Rd	New garage apartment	32/47	Botticelli + Pohl
Voting	Camp (acting chair), McLaughlin, Coombs, Thornewill					
Alternates	None					
Recused	Pohl					
Documentation	Architectural elevation plans, site plan, photos, and correspondence.					
Representing	Ray Pohl, Botticelli & Pohl					
Public	None					
Concerns (1:46)	<p>Pohl – Presented project; garage doors face west, perpendicular to Eel Point Road. Asked to hold for more information so he can provide a cross section to show grading and he’ll look into the easement issue.</p> <p>Thornewill – The grade doesn’t look like it’s properly depicted on the drawings; thinks retainage will be necessary to get to the garage doors. Likes the building itself.</p> <p>McLaughlin – The 2nd-floor decking totals 58’.</p> <p>Camp – Read into the record a letter of concerns from the trustee for 57 Eel Point Road.</p>					
Motion	Motion to Hold for more information and revisions to the amount of decking. (Coombs)					
Roll-call Vote	Carried 4-0//Thornewill, Coombs, Camp, and McLaughlin-aye				Certificate #	

7. Stark Point, LLC 04-6109	16 Easton Street	Move off/ demo MH	42.1.4/11	Botticelli + Pohl
8. Stark Point, LLC 04-6110	16 Easton Street	Move off/demo garage	42.1.4/11	Botticelli + Pohl
9. Stark Point, LLC 04-6118	16 Easton Street	New dwelling	42.1.4/11	Botticelli + Pohl
10. Stark Point, LLC 04-6120	16 Easton Street	New garage	42.1.4/11	Botticelli + Pohl
11. Stark Point, LLC 04-6119	16 Easton Street	New cottage	42.1.4/11	Botticelli + Pohl
12. Stark Point, LLC 04-6121	16 Easton Street	New gym	42.1.4/11	Botticelli + Pohl

Voting Camp (acting chair), McLaughlin, Coombs, Thornewill

Alternates None

Recused Pohl

Documentation None

Representing Ray Pohl, Botticelli & Pohl

Public None

Concerns (6:47) **Pohl** – Asked that these be held for Tuesday, May 10th.
Not opened at this time.

Motion **Motion to Hold Items 7-12 at applicant's request. (Coombs)**

Roll-call Vote Carried 4-0//Thornewill, McLaughlin, Camp, and Coombs-aye

Certificate #

13. Island Living, LLC **04-6113** 2B Longwood Drive New main house 71/13.4 JB Studio

Voting Pohl, Camp, McLaughlin, Coombs, Thornewill

Alternates None

Recused None

Documentation Architectural elevation plans, site plan, and photos.

Representing Victoria Ewing, LINK, for Juraj Bencat, JB Studio

Public None

Concerns (2:03) **Ewing** – Presented project.

Camp – This is over 200 feet from the road; the additive massing is odd, but she's okay with this.

Thornewill – The area is very heavily vegetated with trees. The 3-bay main mass should be more dominant.

Coombs – She appreciates the additive massing; this works well. Suggested moving the west elevation flush dormer over the front door to be more balanced; agrees the main mass needs to be more important. East elevation, it looks like the chimney might have to be 1' taller; the right deck doesn't look like it sits symmetrically over the front door.

McLaughlin – No comments.

Pohl – All would be in favor of this being bigger, especially the main mass. The front deck is centered over the front door; the heavy lines in the drawings make it look like it doesn't.

Motion **Motion to Approve through staff with the main mass ridge to be 7' longer going south and adding a 4th window. (Camp)**

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

Certificate #

HDC2022-04-6113

14. Island Living, LLC **04-6111** 2B Longwood Drive New guest house 71/13.4 JB Studio

Voting Pohl, Camp, McLaughlin, Coombs, Thornewill

Alternates None

Recused None

Documentation Architectural elevation plans, site plan, and photos.

Representing Victoria Ewing, LINK, for Juraj Bencat, JB Studio

Public None

Concerns (2:17) **Ewing** – Presented project.

No concerns.

Motion **Motion to Approve as submitted. (Camp)**

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

Certificate #

HDC2022-04-6111

15. Island Living, LLC **04-6112** 2B Longwood Drive New pool 71/13.4 JB Studio

Voting Pohl, Camp, McLaughlin, Coombs, Thornewill

Alternates None

Recused None

Documentation Landscape design plans, site plan, and photos.

Representing Victoria Ewing, LINK, for Juraj Bencat, JB Studio

Public None

Concerns (2:22) **Ewing** – Hidden by the buildings and vegetation; has an autocover.

No concerns.

Motion **Motion to Approve as submitted with the pool not to be visible at time of inspection and thereafter. (Camp)**

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

Certificate #

HDC2022-04-6112

Rest held for Tuesday, May 10th.

16.	Steven & Marian Wilson 04-6123	5 Surfside Road	Addition with lift	55-253	LINK
17.	Steven & Marian Wilson 04-6123	5 Surfside Road	Historical Determination	55-253	LINK
18.	ACKLifesaving Museum	158 Polpis Road	Window replacement	27/28	LINK

V. OLD BUSINESS 04/19/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Melissa Sperau 12-5433	21 Bank Street	Rev. 72714: 2nd floor adtn	73.1.3/57	Gryphon Architect
2.	K225, LLC	126 Main Street	Move on site & renovations	42.3.3/98	JB Studio
3.	20A Bishops Rise 01-5590	20A Bishops Rise	Garage	40/127	Topham Designs
4.	20A Bishops Rise 01-5594	20A Bishops Rise	New pool	40/127	Topham Designs
5.	20B Bishops Rise 01-5591	20B Bishops Rise	Main house	40/127	Topham Designs
6.	20B Bishops Rise 01-5597	20B Bishops Rise	New garage/studio	40/127	Topham Designs
7.	20B Bishops Rise 01-5593	20B Bishops Rise	New pool	40/127	Topham Designs
8.	Scott Dehm 02-5644	8 Ash Street	Addition & shift arbor	42.4.2/94	SCI
9.	Cordts-Pearce 02-5742	76 Pleasant Street	Addition	55/367	JB Studio
10.	41 Monomoy Rd, LLC 03-5883	41 Monomoy Road	New dwelling	54/79.1	Emeritus
11.	88 Pocomo Rd, LLC 03-5885	88 Pocomo Road	New dwelling	15/42	Emeritus
12.	Tack3, LLC 10-4863	26 Washington Street	Addition & remove balcony	42.3.2/23	CWA
13.	Ocean Dojo, LLC 03-5847	20 Bartlett Farm Road	Pool & hardscape	65/76	Atlantic Landscape
14.	Hoehn-Saric 10-4865	34 Easton Street	New dwelling	42.1/14/18	CWA
15.	Eleven Lincoln Trust 08-4451	32 Jefferson Street	Addition	30/132	Botticelli + Pohl

VI. NEW BUSINESS 04/26/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	5 Martins, LLC	5 Martins Lane	Mini split heat pump	42.3.2/132	South Shore Climate
2.	Julia Brondi	70 Orange Street	Outside Shower	55.4.1/88	Peter Fernandes
3.	Sandy Ack, LLC	6 Sandy Drive	Move Off	29/76	NAG
4.	Sandy Ack, LLC	6 Sandy Drive	New Dwelling	29/76	NAG
5.	Peter Michalowski	9R Bayberry	New Dwelling	67/62	Brook Meerbergen
6.	Peter Michalowski	9R Bayberry	Garage/Cabana	67/62	Brook Meerbergen
7.	Peter Michalowski	9R Bayberry	Pool Hardscape	67/62	Brook Meerbergen
8.	Wianno Family Nantucket	27 Brewster Rd.	Porch	54/173	NAG
9.	Afiz, LLC	26 Naushon Way	Poolhouse/Gym	80/190	Val Oliver
10.	Fitzpatrick	4 Grey Lady	Shed	66/702	Val Oliver
11.	Dan Driscoll	15 Madaket Road	Roof material change	41/299.3	Gerardo Nolasco
12.	31 Western, LLC	31 Western Avenue	Shed	87/94	Emeritus
13.	David Pokarcik	52 Hooper Farm Road	Like Kind Roof Repair	67/316	David Pokarcik
14.	Piya Phattanaphuti	16 Waydale Road	Rooftop Solar	67/870	Cotuit Solar
15.	Peter Locthefeld	11 Essex Road	Rooftop Solar	67/605	Cotuit Solar
16.	Kevin Jacobs	1 Judith Chase Lane	Shingle change (3-tab-arch)	42.3.2/4.1	T&T Roofing
17.	Costaves Akiana	8A Toombs Court	New Dwelling	68/153.3	Val Oliver
18.	High Tide Partners	8 Ackermuck	Rev. Window clr chng	41/618	Linda Williams
19.	Marty McGowan	42 Easton Street	Hardscape	42.4.1/21	Linda Williams
20.	Milestone Property Mngmt	28A Evergreen Way	Guest House	68/713.2	BPC
21.	Milestone Property Mngmt	28A Evergreen Way	Pool	68/713.2	BPC
22.	High Tide Partners, LLC	26 Douglas Way	New Dwelling	39/41	BPC
23.	High Tide Partners, LLC	26 Douglas Way	Garage	39/41	BPC
24.	High Tide Partners, LLC	26 Douglas Way	Shed	39/41	BPC
25.	High Tide Partners, LLC	26 Douglas Way	Gazebo	39/41	BPC
26.	High Tide Partners, LLC	26 Douglas Way	Pool	39/41	BPC
27.	Pamela Alexander	4 Mayhew Road	Cottage	92.4/221	SMRD
28.	Pamela Alexander	4 Mayhew Road	Pool	92.4/221	SMRD
29.	Pamela Alexander	4 Mayhew Road	Shed	92.4/221	SMRD
30.	Kraig & Helen Siracuse	2 L Street	New Porch Roof	59.4/261	LINK
31.	Michael & Lily Springer	3 West Dover	Addition	55.4.1/170	LINK
32.	High Cliff Trust	11 East Hollowell Lane	Addition/Reno	30/17	Botticelli + Pohl
33.	High Cliff Trust	11 East Hollowell Lane	New Garage	30/17	Botticelli + Pohl
34.	John H Reilly Trust	113 Main Street	Hrdscp: drive, fence, gates	42.3.3/105	Jardins Intl
35.	John H Reilly Trust	1 Howard Street	Landscape Amenities	42.3.3/106	Jardins Intl
36.	Stephen Cherner	196 Hummock Pond Rd	New Dwelling	65/30	Shelter 7
37.	NOTSOEASY, LLC	26 Easy Street	Curb Change	42.4.2/23	Emeritus
38.	NOTSOEASY, LLC	26 Easy Street	Door Change/Replace	42.4.2/23	Emeritus
39.	Amanda & Kevin Jacobs	4 Rays Court	Garage Studio Demo	42.3.2/3	Design Assoc Inc.
40.	Amanda & Kevin Jacobs	4 Rays Court	Addition/Historical Reno	42.3.2/3	Design Assoc Inc.
41.	Jean Moran 01-5621	4 Washington Avenue	New pool	60.2.4/65	Jon Paul Couture

Proposed HDC Minutes for May 5, 2022

42. Jean Moran 01-5620	4 Washington Avenue	Window well	60.2.4/65	Jon Paul Couture
43. Jean Moran 01-5199	4 Washington Avenue	New garage	60.2.4/65	Jon Paul Couture
44. Nantucket Shire, LLC	30 Dukes Road	New dwelling	56/189	Linda Williams
45. Nantucket Shire, LLC	30 Dukes Road	Move shed and addition	56/189	Linda Williams
46. N.T. Historical Assoc. 02-5779	7 Fair Street	Replace windows	42.3.1/50	Linda Williams

VII. OLD BUSINESS 05/03/2022

<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 01-5568	34B Walsh Street	Addition	29/104	Studio Ppark
2. 6 Clara Drive LLC 03-6038	6 Clara Drive	Fencing & driveway	66/283	Elaine Johnson
3. Ocean Health LLC	9 Falmouth Avenue	Deck & fenestration	82/423	JN Design
4. Tom Kershaw	121 Washington Street	Deck	55.1.4/14	Val Oliver
5. Arline Bartlett 12-5454	21 Pleasant Street	Windows, doors, sml addtn	55.4.1/1	LINK
6. Kathleen Psaradelis 03-6017	7 Dooley Court	New Dwelling	68/153	David Nagys
7. Juraj Bencat 03-5957	15 Wappossett Circle	Solar roof array	67/571	Ack Smart
8. 1 Caroline Way LLC 12-5414	1 Caroline Way	Pool & hardscape	82-59	Ahern
9. Waterfront Pocomo LLC	17 Lauretta Way	New Dwelling	14/10.2	Brook Meerbergen
10. 450 Green Park LLC 11-5272	2 Stone Alley	Adtn, alter & foundation	42.3.1/103	Emeritus
11. 31 Western LLC 03-6026	31 Western Avenue	Hotel, fenest, stairs & ramp	87/94	Emeritus
12. Victor Haley 03-5943	94 Orange Street	Addition	55.4.1/57	Paul Dreher

VIII. OTHER BUSINESS

Approved Minutes	April 19 & 21, 2022
Motion	Motion to Approve. (Coombs)
Roll-call vote	Carried 5-0//Camp, Thornewill, McLaughlin, Coombs, and Pohl-aye
Review Minutes	April 26 & 28, 2022
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting: Tuesday, May 10th @ 5:00 pm Hybrid – Zoom & 4 Fairgrounds Rd, Community Room • Discussion of Wind Turbines • Section 106 – Sunrise Wind Farm Project, intro (update as needed) • 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. Article 80 (Home Rule Petition: Historic District Commission - Solar)
2. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 2:25 pm. (McLaughlin)**
 Roll-call vote Carried 5-0//Camp, Coombs, Thornewill, McLaughlin, and Pohl-aye

Submitted by:
 Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board