



HISTORIC DISTRICT COMMISSION REGULAR MEETING

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

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

~~ MINUTES ~~

Tuesday, May 26, 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: Esmeralda Martinez, HDC Compliance Coordinator; Adrian Rodriguez, Administrative Specialist; Terry Norton, Town Minutes Taker
Attending Members: Pohl, Camp, Coombs, Oliver, Thornewill
Remote Participants: Coombs
Absent Members: Welch, Dutra
Late Arrivals: None
Early Departures: Oliver and Pohl, 2:21 pm

Adoption of Agenda.

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

Roll-call vote Carried //Oliver, Camp, Thornewill, Coombs, and Pohl-aye

I. COMMISSION COMMENTS

1. None

II. PUBLIC COMMENT

1. **Camp** – On consent, when we say okay to pool and landscape, sometimes it backfires on us.

III. DISCUSSION

None

IV. 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. Marty McGowan 04-6162	42 Easton Street	Hardscape	42.4.1/21	Linda Williams
Voting	Pohl, Camp, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (1:04)	Not opened at this time.			
Motion	Motion to Hold for representation. (Camp)			
Roll-call Vote	Carried 5-0//Coombs, Oliver, Thornewill, Camp, and Pohl-aye			Certificate #

V. 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. 6 Clara Drive, LLC 03-6038	6 Clara Drive	Fencing & driveway	66/283	Elaine Johnson
Voting	Pohl, Camp, Coombs, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Elaine Johnson, Landscape Design			
Public	None			
Concerns (1:04)	<p>Johnson – Reviewed screening of post and wire fence in evergreens. Coombs – Her question was the size of the posts (4.5X4.5). It was suggested the posts be farther apart so there aren't so many (8' on center). She has no concerns. Thornewill – No concerns. Camp – Asked the material of the apron (cobble). Not sure how many shell drives are in the area; peastone might be more appropriate to the area. Pohl – No concerns.</p>			
Motion	Motion to Approve as submitted. (Coombs)			
Roll-call Vote	Carried 4-0//Thornewill, Camp, Coombs, and Pohl-aye			Certificate # HDC2022-03-6038

2.	Ocean Health, LLC 01-5624	9 Falmouth Avenue	Rev. deck & fenestration	82/423	JN Design
Voting	Pohl, Camp, Coombs				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Josiah Newman, JN Design				
Public	None				
Concerns (1:14)	<p>Newman – Reviewed changes made per previous concerns.</p> <p>Coombs – Likes the changes made. Can't decide which window configuration is better – 2-over-2 or 6-over-6. South elevation, the deck railing across the west side is better.</p> <p>Camp – South elevation, she thinks the decking extensive.</p> <p>Pohl – Given the area context, 2-over-2s are not out of place.</p>				
Motion	Motion to Approve as submitted. (Coombs)				
Roll-call Vote	Carried 2-0//Coombs and Pohl-aye; Camp-abstain			Certificate #	HDC2022-01-5624
3.	Jessica Millard 06-4017	5 Cudweed Road	Alterations	82/423	Oliver
Voting	Pohl, Camp, Coombs, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Val Oliver, V. Oliver Design				
Public	None				
Concerns (1:37)	<p>Oliver – Asked this be held.</p> <p>Not opened at this time.</p>				
Motion	Motion to Hold at representative's request. (Coombs)				
Roll-call Vote	Carried 4-0//Thornewill, Camp, Coombs and Pohl-aye			Certificate #	
4.	Tom Kershaw 03-5924	121 Washington Street	Deck	55.14/14	Val Oliver
Voting	Pohl, Camp, Coombs, Thornewill				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Val Oliver, V. Oliver Design				
Public	Tom Kershaw, owner				
Public	None				
Concerns (1:24)	<p>Oliver – Reviewed changes made per previous concerns and context photos unincorporated decks; circa 2010.</p> <p>Martinez – Read HSAB comments 5/9: The one-foot sliver of a roof shown on the west elevation does not work; the roof should be much larger and the deck smaller in both directions so that the deck appears to be cut into the roof, thus preserving the integrity of the roof plane. The deck should be 3' in from the sides and 1 foot back from the front. The doors should be traditional French doors with 15 lights. HSAB would like to see revisions.</p> <p>Thornewill – Cited a similar deck approval in the old historic district (OHD); thinks these types of decks are fine.</p> <p>Camp – West elevation, okay with the sliver.</p> <p>Coombs – This fits with the new surroundings of this neighborhood.</p> <p>Pohl – He's okay with this as proposed.</p> <p>Discussion about whether or not the sliver on the west elevation should be left as is.</p>				
Motion	Motion to Approve through staff with the west elevation sliver to be removed. (Coombs)				
Roll-call Vote	Carried 4-0//Thornewill, Camp, Coombs, and Pohl-aye.			Certificate #	HDC2022-03-5924

5.	Arline Bartlett	12-5454	21 Pleasant Street	Windows, doors, sml addtn	55.4.1/1	LINK
Voting	Camp (acting chair), Coombs, Oliver					
Alternates	None					
Recused	None					
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.					
Representing	Victoria Ewing, LINK					
Public	None					
Concerns (1:38)	Ewing – Wants to hold for a full board. Not opened at this time.					
Motion	Motion to Hold for a full board. (Coombs)					
Roll-call Vote	Carried 3-0//Camp, Coombs, and Oliver-aye				Certificate #	
6.	David Nagys	03-6017	7 Dooley Court	New Dwelling	68/153	David Nagys
Voting	Camp (acting chair), Coombs, Thornewill					
Alternates	None					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	David Nagys, owner					
Public	None					
Concerns (1:39)	Nagys – Reviewed changes made per previous concerns. Thornewill – West elevation is better. North elevation, the porch is less long than the dormer above; it would normally help ground the dormer; suggested extending the porch all the way across and raise the roof to just under the windows. Coombs – Agrees with Ms. Thornewill. Camp – Agrees as well.					
Motion	Motion to Approve through staff with the north elevation porch extended across the full main mass and raising the roof to just under the dormer windows. (Thornewill)					
Roll-call Vote	Carried 3-0//Coombs, Camp, and Thornewill-aye				Certificate #	HDC2022-03-6017
7.	Juraj Bencat	03-5957	15 Wappossett Circle	Solar roof array	67/571	Ack Smart
Voting	Camp (acting chair), Coombs, Oliver, Thornewill					
Alternates	None					
Recused	None					
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.					
Representing	Tim Carruthers, ACK Smart					
Public	None					
Concerns (1:48)	Carruthers – Was held for a view; reviewed context photos. The homeowners' association supports this. Coombs – There is visibility of this and the roof is very light; if the roof remains light grey, it will be highly visible. The guidelines indicate the roof should be black. Camp – She objects to how forward the panels are; suggested more panels on the dormer roof and remove the 3 front panels. Thornewill – She'd prefer the roof to be black or dark; however, this is on the side of the structure and in this neighborhood of affordable housing, she's okay on principal. Oliver – She prefers black as well but doesn't want to see the roof painted. Likes the idea of moving it away from the front. Discussion about painting roof shingles black.					
Motion	Motion to Hold for revisions and more information on paint for an asphalt roof. (Thornewill)					
Roll-call Vote	Carried 4-0//Thornewill, Coombs, Oliver, and Camp-aye				Certificate #	

8.	1 Caroline Way, LLC 12-5414	1 Caroline Way	Pool & hardscape & pergola	82-59	Ahern
Voting	Pohl, Camp, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Miroslava Ahern, Ahern Design, LLC				
Public	None				
Concerns (2:01)	<p>Ahern – Reviewed changes made per previous concerns; explained the planting list.</p> <p>Thornewill – The pergola, which is an unusual element, draws attention to the location of the pool and should be eliminated. Otherwise it's great.</p> <p>Camp – Suggested moving the pool another 4' away from the driveway. The pergola would be better if it has a trellis on its street side.</p> <p>Oliver – Everything is now all spread out; there is too much program for the neighborhood.</p> <p>Coombs – There are no tall trees in that area; feels the proposed vegetation will not survive the environment. Pull the whole project closer together so that there is no direct view of the pool area.</p> <p>Pohl – Feels this has come a long way and is good with it as proposed; however, some possible changes are 1) either eliminate the pergola or it has vines growing on it to supplement screening and 2) move the pool 4' westerly.</p>				
Motion	Motion to Approve through staff with the pool moved 4' west and add a trellis and vegetation to the pergola. (Camp)				
Roll-call Vote	Carried 3-2//Thornewill,Camp, and Pohl-aye; Coombs and Oliver-nay		Certificate #	HDC2021-12-5414	
9.	Waterfront Pocomo, LLC 03-5977	17 Lauretta Way	New Dwelling	14/10.2	Brook Meerbergen
Voting	Camp, Coombs, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Brook Meerbergen				
Public	None				
Concerns (2:20)	<p>Meerbergen – Reviewed changes made per previous concerns; Conservation Commission set construction restrictions.</p> <p>Thornewill – Likes the changes.</p> <p>Coombs – He's done what we asked and answered our questions.</p>				
Motion	Motion to Approve. (Coombs)				
Roll-call Vote	Carried 3-0//Thornewill,Coombs, and Camp-aye		Certificate #	HDC2022-03-5977	

Rest held for Thursday, June 2nd

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

IX. NEW BUSINESS 05/10/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Jason & Jennifer Mendelson	7A Sherburn Turnpike	New dwelling	30/112	Studio Ppark
2. Robert Moore	29 Cliff Road	Addition dormer	42.4.5/6	NAG
3. Robert O'Day 04-6203	13 Chatham Road	Shed	54/125	Robert O'Day
4. Kevin and Kelly Purcell 04-6208	32 Dukes Road	New Dwelling	56/188	Topham Designs
5. Michael & Ivelina Eldridge 05-6285	23 Beach Grass Road	New Dwelling	68/382	Val Oliver
6. Lewis Kelsey 05-6261	14 Darling Street	Change Color	42.3.2/114	Lewis Kelsey
7. David Pekarcik	52R Hooper Farm Road	New Garage	67/767.1	David Pekarcik
8. David Pekarcik	52 Hooper Farm Road	New Dwelling	67/316	David Pekarcik
9. Ann Swart 05-6236	94 Quidnet Road	MH roof replacement	21/107	Thornewill Designs
10. Ann Swart 05-6236	94 Quidnet Road	Garage roof replacement	21/107	Thornewill Designs
11. Fairgrounds Prop, LLC 05-6240	71 Fairgrounds Rd(lot 1)	New Dwelling	67/693	Normand Residential
12. Fairgrounds Prop, LLC 05-6239	71 Fairgrounds Rd(lot 1)	New Garage/Studio	67/693	Normand Residential
13. Fairgrounds Prop, LLC 05-6241	71 Fairgrounds Rd(lot 1)	Pool and Hardscaping	67/693	Normand Residential
14. Ethan Devine 05-6243	Tuckernuck	Re-roof main house	94/21	Val Oliver
15. 11 Hulbert, LLC 05-6253	11 Hulbert Avenue	Fence and Driveway	29.2.3/2	Val Oliver
16. Pelican Lake, LLC 05-6228	50 West Chester Street	Gate, Fencing, Hardscaping	41/382	Jardin's International
18. The Iren Hollo Zolo FT 05-6268	31 Low Beach Road	Addition & move on site	74/36	Botticelli + Pohl
19. 16 Western Ave 04-6155	16 Western Avenue	Fence	87/72	Jardin's Intl
20. Frank Twarog 05-6231	18B Atlantic Avenue	Brick patio, fence, shell drve	55/24.2	Todd Farrell
21. Milton Rowland 05-6235	18 Mt. Vernon Street	Rev. 05-3784: Roof change	55.4.4/32.1	Milton Rowland
22. Sacha Ross 05-6280	110 Surfside Road	New Dwelling	80/6	SMRD
23. Sacha Ross 05-6278	110 Surfside Road	Studio	80/6	SMRD
24. Sacha Ross 05-6275	110 Surfside Road	Garage	80/6	SMRD
25. Sacha Ross 05-6279	110 Surfside Road	Move-Off/ Demo Garage	80/6	SMRD

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26. Mike Romano 05-6245	55 Easton Street	Addition to existing	42.4.1/68	Shelter 7
27. Stephen P Cherner Tr 05-6246	196 Hummock Pond Rd	New Garage	65/30	Shelter 7
28. David Gray 05-6244	17 Clarendon Street	New Garage	76.1.3/92	David Gray
29. David and Kerry McElroy 05-6263	14 North Star Lane	Fence	30/205	Sandcastle Contruc.
30. Grey Lady, LLC 05-6254	32 Chuck Hollow Road	Move/Demo Garage	75/68	Normand Residential
31. Grey Lady, LLC 05-6255	32 Chuck Hollow Road	New Cabana	75/68	Normand Residential
32. Steven L Cohen Tr 05-6258	8 Sachus Road	New Garage/ Studio	30/239	Workshop APD
33. 8 Red Mill Ln, LLC 05-6288	8 Red Mill Lane	New dwelling	55/928	EMDA
34. 8 Red Mill Ln, LLC 05-6299	8 Red Mill Lane	New Guest House	55/928	EMDA
35. Mathew Dacey 05-6315	14 Plover Lane	New dwelling	12/53	EMDA
36. Oceanview Hydroponics 05-6316	33 Bartlett Farm Road	Hydroponics grwnng factory	82/503	John Bartlett
37. Pocomo 53 Nominee Tr 05-6290	53 Pocomo Road	Move or Demo	15/17	Robert Paladino
38. Pocomo 53 Nominee Tr 05-6289	53 Pocomo Road	New dwelling	15/17	Robert Paladino
39. Pocomo 53 Nominee Tr 05-6291	53 Pocomo Road	New House Garage	15/17	Robert Paladino
40. Michael Altman 05-6292	37 Sankaty Head Road	Move MH	48/2	BPC
41. Michael Altman 05-6293	37 Sankaty Head Road	Move GH	48.2	BPC
42. 31 Western Ave, LLC 05-6312	31 Western Avenue	Hardscape	82/94	Ahern
43. Ack 71 Orange St, LLC 05-6301	71 Orange Street	New Garage	55.4.1/167	LINK
44. Joshua Dalton	2 Mikes Drive	MH Add Egress Windows	66/75	LINK
45. 17 Ranger Rd, LLC 05-6302	17 Ranger Road	Demo/ Move off Garage	39/28	LINK
46. 17 Ranger Rd, LLC 05-6303	17 Ranger Road	New Garage	39/28	LINK
47. J Seward Johnson Jr Tr 05-6307	73 Hulbert Avenue	Cottage replace windows	29/5	Shelter 7
48. Island Living, LLC	4A Wamasquid Place	Revisions to Existing COA	56/113.9	JB Studio
49. Eileen Harkness 05-6314	5 Gardner Perry Drive	Roof Change	55/32.1	Thornewill Design

X. OLD BUSINESS 05/17/2022

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Maxwell House, LLC 02-5805	15 Cliff Road	Addition & renovation	42.4.4/56	MCA+
2. OHOM, LLC 03-6026	28 Main Street 'Sconset	Gate	73.3.1/47	Emeritus
3. Richard Sotell 02-5632	10 Hydrangea Lane	Rooftop Solar	73/89	Cotuit Solar
4. God Bless Dad, LLC 03-6059	76 Baxter Road	Pool & hardscape	49/42	Atlantic Landscaping
5. Melissa Sperau 12-5433	21 Bank Street 'Sconset	Cottage reno & addition	73.1.3/57	Gryphon Architect
6. 41 Monomoy, LLC 03-5883	42 Monomoy Road	New dwelling	57/79.1	Emeritus
7. 55 Eel Point Holding, LLC	55 Eel Point Road	New garage	32/47	Botticelli + Pohl
8. Stark Point, LLC 04-6118	16 Easton Street	New dwelling	42.1.4/11	Botticelli + Pohl
9. Steven Cohen Trust 03-6013	12 Codfish Park Road	Rev. dormers & fenestration	73.2.4/9	Shelter 7

IX. NEW BUSINESS 05/24/2022

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Jason & Jennifer Mendelson	7a Sherburne Turnpike	New Dwelling	30/112.1	Studio Park
2. Dean Cestari	2 Nautilus Lane	Pool	67/176.2	Waterscapes
3. Grey Lady LLC	32 Chuck Hollow Road	Pool and Hardscape	75/68	Atlantic Landscaping
4. Francis Farrell	4 Westmoor Lane	Move off	41/12	Val Oliver
5. Andrea Oshea	10 Miller Lane	Move on	68/757	Val Oliver
6. James Sulzick/ Barbara Elder	12 Back Street	Addition	55/35.2	Thornewill Design
7. Cary Akins	11 Washing Pond	Solar (Rooftop)	40/93	Sunwind
8. Beta & Kevin McNeen	10 Ackermuck Way	Add Pergola	41/618.1	Olson Twombly
9. Martin Howard	2 Back Street	Rooftop Solar	55/359	Karen (Cotuit Solar)
10. Bob Harrington	7 Sherburne Turnpike	Addition/ Renovation	30/112	MCA
11. Sarah Bartlett	15 Arlington	Fencing Replacement	76.1.3/245	Sarah Bartlett
12. Maple Lane LLC	2 Maple Lane	New Dwelling	67/303	Dustin Maury
13. JK Baxter LLC	114 Baxter Road	Extended 2 nd Floor Deck	48/35	Thornewill Design
14. Robert and Kate Keith	2 Capaum Road	Rev. 02-5732: Fenestration	30/218	Botticelli + Pohl
15. Robert and Jody Newman	6 Topping Lift	Move Shed	66/308	R. Newman
16. Robert and Jody Newman	6 Topping Lift	Revisions/ Solar Array	66/308	R. Newman
17. Bill and Andy Burke	54 Pochick	Relocate Garage	79/128	Emeritus
18. Sarah Murphy	Maple Lane (lot 4)	New main dwelling	67/303	Emeritus
19. Sarah Murphy	Maple Lane (lot 4)	New 2 nd Dwelling	67/303	Emeritus
20. Sarah Murphy	Maple Lane (lot 4)	New Garage	67/303	Emeritus
21. Elena Mont	11 Perry Lane	Change 3 Tab to Arch.	67/112.6	Stegra Group
22. Amanda Keller	4 Kittiwake Lane	Shed	68/623	Structures Unlimited
23. Kathleen Krall	15 Masaquet Avenue	New Cabana	80/141	Botticelli + Pohl
24. Peter Anastos	21 Union Street	Alteration	42.3.2/137	Topham Design
25. John Wise	10 Starbuck Road	New Shed	59.3/62	Emeritus
26. John Wise	10 Starbuck Road	New Pool	59.3/62	Emeritus
27. John Wise	10 Starbuck Road	New Garage	59.3/62	Emeritus

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28. One Chester Smiley LLC	1 Chester Street	Rev. to COA for Roof Walk	42.4.3/18	Normand Residential
29. Wayne Berman	98 Tom Nevers Road	New Shed	91/40	NAG
30. Wayne Berman	98 Tom Nevers Road	New Cabana	91/40	NAG
31. Cannonbury Ln Holdings 1 LLC	30 Cannonbury Lane	New Patio	73/23	Ahern
32. David Pekarcik	52 Hooper Farm Road	New Garage	67/316	David Pekarcik
33. David Pekarcik	52R Hooper Farm Road	New Garage	67/767.1	David Pekarcik
34. Fleur-De-Lis Property LLC	8 Shimmo Pond Road	Pool	54/258	Botticelli + Pohl
35. Fleur-De-Lis Property LLC	8 Shimmo Pond Road	Pergola	54/258	Botticelli + Pohl
36. Fleur-De-Lis Property LLC	8 Shimmo Pond Road	New Shed	54/258	Botticelli + Pohl
37. Fleur-De-Lis Property LLC	8 Shimmo Pond Road	New Cabana	54/258	Botticelli + Pohl
38. Richard Kotalac Jr.	156 Miacomet Road	Solar Roof Array	81/129	Ack Smart
39. Meg Glidden	24 Rugged Road	Solar Roof Array	67/164	Ack Smart
40. 9 E Street LLC	9 E Street	Solar Roof Array	60.2.1/6	Ack Smart
41. 9 E Street LLC	9 E Street	Solar Roof Array	60.2.1/6	Ack Smart
42. Gail Johnson	21 South Water Street	Repair Sidewalk	42.4.2/102	CWA
43. Swedish Foster LLC	18 Cannonbury Lane	Revise Pool COA (06-3910)	74/13	Atlantic Landscaping
44. Bryan and Toni Franz	10 Cannonbury Lane	New Shed	74/9	Workshop APD
45. 14 Bishops Rise LLC	14 Bishops Rise	Storage Shed	40/124	Emeritus
46. Jeffrey Greenburg	30 Orange Street	New Stoop & roof walk	42.3.2/176	Emeritus
47. Wooster Peter and Anne B Tr	7 Wood Lily Road	Addition/ Shed	67/804	Topham Design
48. NHA Properties Inc	31 Fairgrounds Rd (#1)	Add Copula & Vert. Siding	67/149	Emeritus
49. NHA Properties Inc	31 Fairgrounds Rd (#8)	Add Copula & Vert. Siding	67/149	Emeritus
50. Michael Ruby	31 Fairgrounds Road	Exterior Fenestration	55/70	Emeritus

XI. OTHER BUSINESS

Approved Minutes	None
Motion	
Roll-call vote	
Review Minutes	May 17 & 19, 2022
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting: Thursday, June 2nd @ 1:00 pm Hybrid – Zoom @ 2 Fairgrounds Rd, Conference 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

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 2:26 pm (Coombs)**
 Roll-call vote Carried // Coombs, Thornewill, and Camp-aye

Submitted by:
 Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

Tuckernuck Advisory Board