



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, August 5, 2021

PLUS, 2 Fairgrounds Road, Conference Room – 1:00 p.m.

Called to order at 1:01 p.m. and announcements by Mr. Pohl

Staff in attendance: Kadeem McCarthy, Administrative Specialist; Holly Backus, Preservation Planner; Terry Norton, Town Minutes Taker
Attending Members: Pohl, Camp, McLaughlin, Coombs, Oliver, Thornewill
Remote Participation: Per 940 CMR 29.10, Diane Coombs is participating remotely via ZOOM
Absent Members: Welch, Dutra
Late Arrivals: None
Early Departures: Oliver, 2:04 p.m.

Adoption of Agenda.

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

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

I. PUBLIC COMMENT

None

II. CONSENT

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Grey Lady Lane, LLC	3 Grey Lady Lane	Sash color change	66/713	Larry Maury
2.	Stephen Fitzpatrick	4 Grey Lady Lane	Sash color change	66/702	Larry Maury
3.	Maury Associates	5 Grey Lady Lane	Sash color change	66/712	Larry Maury
4.	James Wareck	18 Lily Street	Roof change	42.4.3/90.2	T&T Roofing
5.	Paul Shepard 07-4308	41 Nonantum Avenue	Rev. 1221: add windows	87/41	Twig Perkins
6.	Robert Keith 07-4265	2 Capaum Road	Addition	30/218	Botticelli & Pohl
7.	5 Sherburne Way, LLC	5 Sherburne Way	MH Rev. 3978: drrms/porch	30/38	Botticelli & Pohl
8.	Jen & Steve Ware 07-4296	36 Lyons Lane	Demo chimney & reshingle	72/38	Val Oliver Design
9.	Eliot Lees + Lisa Winn 07-4267	24 Somerset Lane	Rev. 2770: no addition	66/125	Val Oliver Design
10.	Alex Karis 07-4298	22 Ellen's Way	Rev. 4154: MH 2 nd floor	81/179	B. Meerbergen
11.	Laura Bessey 07-4301	21 Ellen's Way (lot 23)	Rev. 72356: cabana	81/183	B. Meerbergen
12.	Laura Bessey	21 Ellen's Way (lot 23)	Rev. 73123/1728: pergola	81/183	B. Meerbergen
13.	3 Skyline, LLC 07-4280	3 Skyline Drive	Shed	79/137.1	EMDA
14.	HGMB, LLC 07-4183	34 Prospect Street	Hardscape revisions	55.4.4/77	Mark Godfrey
15.	Nant. Lighthouse School 07-4275	1 Rugged Road	Hardscape/alterations	67/493	Emeritus
16.	Daniel Bartlett	41B Bartlett Farm Road	Alterations	82/500	NAG
17.	Shawn Horcoff	9 Finback Lane	Rev. 06-4095: shed	66/511	Structures Ultd.
18.	4 Amigos, LLC	8 F Street	Shed	60.2.1/7.1	Structures Ultd.
19.	Molly McGrath Irv. Trst 07-4225	50 West Miacomet Road	Rev. 67335: fenestration revs	86/2	Sue Genthner
20.	Frank Ryan 07-4297	8 Kings Way	Rev. 05-0975: omit chimney	41/277	Joseph Olson

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. (Thornewill)**

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

Certificate # **HDC2021-(as noted)**

IV. CONSENT WITH CONDITIONS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Andrew Regen 07-4276	7 East Lincoln Avenue	Move building	42.4.1/8	Emeritus
• Subject to lack of visibility, which must be obtained				
2. 44 Pocomo NT 07-4304	44 Pocomo Road	Gazebo	15/22	BPC
• Must not be visible at time of inspection and in perpetuity				
3. Kris Megna 07-4294	2A Blueberry Lane	Solar ground array	80/178.1	ACK Smart
• Must not be visible at time of inspection and in perpetuity				
4. John Greglio 07-4249	52 West Miacomet Avenue	Pool/hardscape	86/2.1	Jardins Intl.
• Pool must not be visible at time of inspection and in perpetuity				
5. Fifth Door, LLC 07-4284	10 Medouie Creek	Spa/firepit/patio	20/31.1	Champoux Ldscp
• Spa/firepit must not be visible at time of inspection and in perpetuity				
6. Perry Hall 07-4231	19 Medouie Creek Road	Garage	14/33	Self
• Due to lack of visibility				
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	No additional concerns.			
Motion	Motion to Approve through staff per noted conditions. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Camp, Oliver, and Pohl-aye		Certificate #	HDC2021-07-(as noted)

V. NEW BUSINESS 07/06/2021

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Michael Altman Trust 07-4120	37 Sankaty Head Road	Pool	48/2	BPC
2. Michael Altman Trust 07-4121	37 Sankaty Head Road	Cabana	48/2	BPC
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (1:04)	Not opened at this time.			
Motion	Motion to Hold for representation. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Camp, Oliver, and Pohl-aye		Certificate #	
3. Cinda Gaynor 07-4149	84 Old South Road	Hoop tent	68/415	Greyson Keller
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (1:05)	Not opened at this time.			
Motion	Motion to Hold for representation. (Camp)			
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Coombs, Camp, and Pohl-aye		Certificate #	

4. Seawing, LLC 07-4176	13 Low Beach Road	Garage move off/demo	74/45	Smith & Hutton
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Jennifer Smith, Smith & Hutton			
Public	None			
Concerns (1:06)	<p>Smith – Presented overall project.</p> <p>Backus – This is circa 1930s, contributing; an interior photo would be helpful; would prefer it be incorporated into the program. Read SAB comments: concern of loss of original 1930 garage.</p> <p>Oliver – Asked if it could be moved and used as a shed rather than build a new shed; suggested reusing as a cabana.</p> <p>Coombs – She'd like to see it reused; there's plenty of land to keep it on the property.</p> <p>Camp – She too would like to see it saved; feels it could fit into the plan. The main house massing could be adjusted to keep this garage in place.</p> <p>McLaughlin – No comments at this time.</p> <p>Pohl – They are maxed out on ground cover; the square footage of the garage is required for the addition. He'd like to see it saved if not on this site.</p>			
Motion	Motion to Hold for more information. (Camp)			
Roll-call Vote	Carried 5-0//McLaughlin, Oliver, Coombs, Camp, and Pohl-aye		Certificate #	
5. Seawing, LLC 07-4178	13 Low Beach Road	Main house- addition	74/45	Smith & Hutton
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Jennifer Smith, Smith & Hutton			
Public	None			
Concerns (1:21)	<p>Smith – Presented project; trim white, windows black; this is existing.</p> <p>Backus – Circa 1930. Read SAB comments: north elevation window scale too small.</p> <p>Camp – Likes the additive massing; it's sensitively done but sees no reason the garage can't be incorporated into the ell going back.</p> <p>Coombs – Black sash is not appropriate on an old house. The south elevation dip between the addition and the old deck isn't as fluid as it could be. She'd like to see the garage incorporated into this addition. North elevation, the left 1-story gable could use another window (existing).</p> <p>Oliver – Agrees with what's been said.</p> <p>McLaughlin – Clarified the proposed overall project. This is approvable.</p> <p>Pohl – The addition is approvable assuming they find a place for the garage; there is an opportunity to lift the garage onto a foundation and add shed dormers then connect to the house.</p>			
Motion	Motion to Hold for more information. (Camp)			
Roll-call Vote	Carried 5-0//McLaughlin, Oliver, Coombs, Camp, and Pohl-aye		Certificate #	
6. Seawing, LLC 07-4177	13 Low Beach Road	Shed	74/45	Smith & Hutton
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Jennifer Smith, Smith & Hutton			
Public	None			
Concerns	No comments at this time.			
Motion	Motion to Hold for more information. (Camp)			
Roll-call Vote	Carried 5-0//McLaughlin, Oliver, Coombs, Camp, and Pohl-aye		Certificate #	
7. John Khann 07-4181	8 Okorwaw Avenue	New secondary dwelling	79/132	M Cutone Arch
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Mark Cutone, Mark Cutone Architecture			
Public	None			
Concerns (1:35)	<p>Cutone – Presented project; this isn't visible from the road.</p> <p>Camp – Fine with the proposed, but the cupola looks small.</p> <p>Thornewill – Agrees; suggested enlarging the cupola to be a 9-light.</p> <p>McLaughlin – The cupola should be eliminated.</p> <p>Coombs – Reduce the height of the cupola and make it wider.</p>			
Motion	Motion to Approve through staff with increasing the cupola size by 1' and the window to be 9-light. (Camp)			
Roll-call Vote	Carried 4-1//Coombs, Thornewill, Camp, and Pohl-aye; McLaughlin-nay		Certificate #	HDC2021-07-4181

8. Sally Horchow	07-4191	27 East Tristram Avenue	Hardscape: gates & patio	31/2	Ahern, LLC
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Thornewill				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Miroslava Ahern, Ahern Design, LLC				
Public	None				
Concerns (1:53)	(1:42) Motion to Hold for representation. (Oliver) Camp, Coombs, McLaughlin, Oliver, and Pohl-aye Ahern – Presented project. No concerns.				
Motion	Motion to Approve. (McLaughlin)				
Roll-call Vote	Carried 5-0//Camp, Oliver, Coombs, McLaughlin, and Pohl-aye			Certificate #	HDC202k1-07-4191
9. Joe Tirone	07-4180	25 Honeysuckle	New duplex	68/389	Val Oliver Design
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Val Oliver, Val Oliver Design				
Public	None				
Concerns (1:43)	Oliver – Presented project; trim and sash white and doors Hamilton blue. Thornewill – Both the front and the back are visible from a road. Suggested masking one of the basement stairs with a shingled rail so there aren't two sets of visible stairs. East elevation slider should be a French door. Camp – South elevation, the shed bumpouts should be deeper. The gable "B" window should be smaller. McLaughlin – He feels this is approvable as submitted. Coombs – Asked if one of the two sets of basement stairs will be hidden. Pohl – South elevation, stagger the gables more.				
Motion	Motion to Approve through staff with the east sliding door to have muntins and one of the basement stairs to have a shingled wall. (McLaughlin)				
Roll-call Vote	Carried 5-0//Camp, Coombs, Thornewill, McLaughlin, and Pohl-aye			Certificate #	HDC2021-4180
10. Liz & Mark Norris	07-4175	14A Lowell Place	Rev: cottage fenestration	41/164	Emeritus
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (1:58)	MacEachern – Presented project. Backus – South elevation, the windows should match the others. Read HSAB comments 7/26: no concerns. No concerns.				
Motion	Motion to Approve as submitted. (McLaughlin)				
Roll-call Vote	Carried 5-0//Camp, Coombs, Oliver, McLaughlin, and Pohl-aye			Certificate #	HDC2021-07-4175
11. Housing Nantucket	07-4171	31 Fairgrounds Road	New Dwelling- bldg. 6	67/149	Emeritus
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Matt MacEachern, Emeritus Development Billy Cassidy				
Public	None				
Concerns (2:04)	MacEachern – Presented project; the cupola is meant to indicate this is an important building; white trim and sash with grey clapboard; the idea is this was the farmhouse. McLaughlin – Cupola should be eliminated; it's very inappropriate on this residential building. The main entry doors should be changed to 4-panels. Camp – She'd prefer the cupola have a window and be centered. Coombs – Clapboard isn't found on a barn; if this is a barn, it shouldn't have clapboard. Agrees the entry doors should be paneled; the doors look very narrow. Porch posts look overly narrow. The windows should be wider. Thornewill – As a farmhouse, the whole front should be clapboard. A chimney makes sense on a farmhouse, not the cupola. Agrees about widening the windows. Pohl – The steep roof with the dormer is his concern. Likes the idea of a chimney and clapboard on the front.				
Motion	Motion to Approve through staff with windows widened 2"; clapboard on south elevation only; dormer pitches reduced to 6/12; cupola to go to a faux chimney with traditional corbelling and with 4-panel doors. (Camp)				
Roll-call Vote	Carried 5-0//McLaughlin, Thornewill, Coombs, Camp, and Pohl-aye			Certificate #	HDC2021-07-4171

Proposed HDC Minutes for August 5, 2021

Rest held for Tuesday, August 10.

12.	Housing Nantucket 07-4172	31 Fairgrounds Road	New Dwelling- bldg. 7	67/149	Emeritus
13.	Peter O'Brien 07-4174	36 Low Beach Road	GH Rev. 1842: fenestration	74/55	Emeritus
14.	Laura & Doug Fisher 07-4256	7 Paul Jones Road	New Pool	30/68.1	Emeritus
15.	90 N Liberty Pres.Trst 07-4195	90 North Liberty Street	New Foundation	41/22	Botticelli & Pohl
16.	The Braes, LLC 07-4165	23 Baxter Road	Addition	49.2.3/12	Botticelli & Pohl
17.	Houghton, Jim 07-4186	12 Upper Tawpawshaw	New Dwelling	53/58	Shelter 7
18.	38 Monohasset, LLC 07-4182	38 Monohasset	New Dwelling	79/60	Val Oliver Design
19.	30 Vestal, LLC 07-4187	30 Vestal Street	755sf cabana	41/45	Studio Ppark
20.	Jennifer Bowman 07-4194	14 Starbuck Road	Spa - hardscape	60/114	Jardins Intl
21.	Westmoor Club, LLC 07-4189	105 West Chester Street	Tennis/pickleball courts	41/805	JGG Architects
22.	ACK 860 QR, LLC	86 Quidnet Road	Rev 2944; win/doors	21/102	NAG
23.	5 Bunker Hill, LLC 07-4259	7 Bunker Hill Road	New dwelling	73.4.2/39	Topham Design
24.	G2 Bunker Hill, LLC 06-4101	7 Bunker Hill Road	Pool and hardscape	73.4.2/39	Topham Design

VIII. OLD BUSINESS 07/27/21

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Michael Herbert 06-4046	4 Harbor View Way	Alteration	42.4.1/30	Topham Design
2.	David Lazowski	18 Parson Lane	Hardscaping	75/102	M. Cutone Arch.
3.	Downyflake	14 West Creek Road	Commercial building	55/175	Robert Newman
4.	Downyflake	14 West Creek Road	Rooftop solar	55/175	Robert Newman
5.	Lentini, Salvator 06-4048	20 Field Avenue	Main house addition	80/149	CWA
6.	Lentini, Salvator 06-4052	20 Field Avenue	Pool	80/149	CWA
7.	Lentini, Salvator 06-4054	20 Field Avenue	Pool cabana	80/149	CWA
8.	Brian Harris 06-4064	51 Weweeder Avenue	New dwelling	88/12	Emeritus
9.	Robin Tweedy 06-4065	3 Grand Avenue	Renovation	73.3.1/13.1	Emeritus
10.	Jim Ikard 05-3833	1 Bloom Street	Addition	42.3.3/140	Emeritus
11.	Jim Helfrich 05-3834	37 Fair Street	Addition/alteration/porch	42.3.2/212	Emeritus
12.	Greg Raiff 05-3832	100 Low Beach Road	Hardscape revisions	75/27	Emeritus
13.	John Barry 05-3838	22 Eel Point Road	New dwelling	40/45	Emeritus
14.	John Barry 05-3956	22 Eel Point Road	New guest house	40/45	Emeritus
15.	John Barry 05-38955	22 Eel Point Road	New garage	40/45	Emeritus
16.	Trogoh Nominee Trust 05-3640	26 Easy Street	Mixed use structure	42.4.2/23	Emeritus
17.	33 N Mill LLC	7 North Mill Street	New dwelling	55.4.4/77	Sophie Metz
18.	Mark Atkinson 06-4023	82 Baxter Road	Addition	49/39	Botticelli + Pohl
19.	Carol Anne Surface 04-3606	47 Warren's Landing Rd	Pool	38/54	BPC
20.	Kristine Amendaloro 05-3625	8 Bank Street Sias	Additions	72.1.3/69	Angus Macleod

VIII. NEW BUSINESS (08/3/2021)

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Julius Pasy	6 Bayberry Lane	Addition	67/73	Thornewill Dsgn
2.	Eileen Harkness	5 Gardner Perry Lane	Demo shed	55/32.1	Thornewill Dsgn
3.	Eileen Harkness	5 Gardner Perry Lane	Addition	55/32.1	Thornewill Dsgn
4.	James Gribbell	2 Mulberry Street	New garage/cottage	55.4.1/20	Thornewill Dsgn
5.	Amos Hostetter	58 Baxter Road	New dwelling	49/54	Will Stephens
6.	Tom Fusaro	6 Toombs Court	New dwelling	68/155	Val Oliver Design
7.	TLG Properties	21 Pleasant Street	Driveway	55.4.1/1	EDGEwater
8.	Theodorakos Vaio Tr.	79 Pocomo Road	Demo/move off	15/5	CWA
9.	Nant. 24 Mill St, LLC	24 Mill Street	Demo shed	55.4.4/97	Self
10.	Nant. 24 Mill St, LLC	24 Mill Street	New shed	55.4.4/97	Self
11.	Hannah Gardner Hse	6 Gull Island Lane	Historic determination garage	42.4.3/61	Sarah McLane
12.	Hannah Gardner Hse	6 Gull Island Lane	Garage fenestration and roof	42.4.3/61	Sarah McLane
13.	5 Sherburne Way, LLC	5 Sherburne Way	New dwelling GH/garage	30/38	Botticelli & Pohl
14.	Hristo Rashkov	8 Lewis Street	Addition	67/37	Hristo Rashkov
15.	Steve Frohwein	32 North Liberty Street	Move shed on site	41/159	Emeritus
16.	Steve Frohwein	32 North Liberty Street	Replace windows/like kind	41/159	Emeritus
17.	2 Chestnut St ACK, LLC	2 Chestnut Street	Addition	42.3.1/69	Emeritus
18.	MBL Norris	14 Lowell Place	Shed	41/164	Emeritus
19.	3 Skyline, LLC 07-4281	3 Skyline Drive	Garage	79/137.1	EMDA
20.	EPR RGH. LLC	119 Eel Point Road	Pool and hardscape	33/17.2	Atlantic Lndscpg
21.	16 Nanahumacke Tr.	16 Nanahumacke Lane	Pool and hardscape	65/81	Ahern
22.	Frank Ryan	8 Kings Way	Hardscaping	41/277	Ahern
23.	Nantucket Oaks, LLC	99 Low Beach Road	New studio #1	75/32.1	Normand Resid.
24.	Nantucket Oaks, LLC	99 Low Beach Road	New studio #2	75/32.1	Normand Resid.
25.	Nantucket Oaks, LLC	99 Low Beach Road	New studio #3	75/32.1	Normand Resid.

26. William Scannell	119R Eel Point Road	Rev pool	33/17.1	Atlantic Lndscpg
27. Lund Nantucket R.T.	173 Hydrangea Lane	Pool	73/97 & 98	Atlantic Lndscpg
28. Shared Haven N.T.	19 Derrymore Road	Pool	41/116	Atlantic Lndscpg
29. Kris Megna	2A Blueberry Lane	Roof top solar	80/178.1	ACK Smart

X. OTHER BUSINESS

July 20, 2021 Sign motions	Motion to rescind motions made on July 20, 2021, as follows: Page 2 of 10. "Motion to Hold Item 2, wall sign, for revisions to change to Motion to Approve Item 2, wall sign; and Motion to Approve Item 3, Entrance sign to change to Motion to Hold Item 3, Entrance sign for revisions." (Camp)
Roll-call vote	Carried 5-0//Thornewill, Coombs, McLaughlin, Camp, and Pohl-aye
Approved Minutes Motion	July 15 & 22, 2021 Motion to Approve. (McLaughlin)
Roll-call Vote	Carried 5-0// Thornewill, Coombs, Camp, McLaughlin, and Pohl-aye
Review Minutes	July 27 & 29, 2021
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting Tuesday, August 10, 2021 at 5:00 pm. 4 Fairgrounds Road, Community Room • Discussion of Advisory Board Review • Discussion of additions and new dwellings added to the consent agenda • Review policy of Move/Demo hearings in relation to new dwellings • Hardscaping
Commission Comments	None

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 2:32 pm. (McLaughlin)**
 Roll-call vote Carried 5-0//Thornewill, Coombs, Camp, McLaughlin, and Pohl-aye

Submitted by:
 Terry L. Norton

Historic Structures Advisory Board Sconset Advisory Board Madaket Advisory Board