



HISTORIC DISTRICT COMMISSION REGULAR MEETING

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

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

~~ MINUTES ~~

Tuesday January 10, 2023

Community Room, 4 Fairgrounds Road & Remote Participation via ZOOM.

Called to order at 4:07 pm. and announcements by Mr. Pohl

Staff in attendance: Holly Backus, Historic Planner; Esmeralda Martinez, Land Use Specialist; Adrian Rodriguez, Administrative Specialist; Billy Saad, Administrative Specialist; Terry Norton, Town Minutes Taker

Attending Members: Pohl, Welch, Coombs, Camp, Oliver, Dutra, Thornewill, Patten

Remote Participants: None

Absent Members: None

Late Arrivals: None

Early Departures: None

Adoption of Agenda.

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

Vote Carried unanimously

I. COMMISSION COMMENTS

1. **Welch** – Asked that we follow our new rules regarding running the meetings to keep things moving along.
2. **Camp** – When we have an app with a lot of different parts, asked that we start with the main house.

II. PUBLIC COMMENT

1. None

III. HDC BUSINESS

1. Discussion on Staff & Commission responsibilities
2. Discussion Citizen Warrant Article - Independent HDC Administrator, Diane Coombs

Voting Pohl, Welch, Coombs, Camp, Oliver

Alternates Dutra, Thornewill, Patten

Concerns

Coombs – This requests that we have our own staff with our own administrator. It states the Select Board would choose the applicants and HDC would make the final choice. This isn't asking us to leave PLUS.

Pohl – Currently, HDC staffing is officially up to PLUS administration.

Welch – Hiring HDC staff is under the Town Administrator who delegates it to PLUS administration.

Coombs – That's what she wants to change. The Charter specifies the HDC is its own board with staff managed by the Town Manager. HDC should advocate through the PLUS Manager regarding its needs. Libby Gibson can designate HDC to pick its own staff and find an administrator we can work with.

Pohl – The short-term avenue regarding advisory boards is we told the Select Board we would like a say who is appointed to the advisory boards. No one would dispute we should have a seat at the table in hiring our staff; however, he doesn't have the time or resources to interview and manage that.

Welch – He doesn't think HDC should have a seat at the table in hiring TON staff. He notes the topic is way more involved than this [single aspect]; frankly, arsing the topic into a 15-minute discussion is unbecoming the importance of the topic, indicates HDC talking about things outside our body of knowledge is also problematic. We are talking over and around topics many of us have no understanding of; this is a position that will have a contract subject to collective bargaining process the HDC is not involved in. Even under that one particular topic we could have a half hour or longer discussion, resulting in the outcome that the HDC—as with any other board and commission on the island—has no control over who gets hired under a contract, the person works for the Town. That is only a sliver of the discussion. He's animated in this discussion as a result of incredible frustration with others thinking there is an Easy Button. Provided example of the advisory groups wherein our commission was provided guidance from someone with organizational expertise, who advised on how to put together a packet of information geared to and to be presented to the Select Board, so that the issue could be resolved. That never happened and here we are some 7 or so months later talking about that matter [a couple of times a month, using up application processing time] and absolutely nothing has changed. This is part of why he believes getting into the topic at hand is ill-advised, including to approach it as such a simple matter. Not adverse to considering solutions. Pointed out that Select Board would, contrary to Diane's comments, not be involved in the hiring this process—that's not how such matters are addressed in the Town Charter. The Town Manager determines the hiring process for departments she has control over; department heads interview and hire staff they are directly responsible for. The idea that the HDC would sit to select employees when

we may not have direct experience hiring people, determining their qualifications, without clear criteria established, nor thresholds for their experience, is a tiny little piece of a big package of questions. Reiterated his belief that this is an ill-advised approach.

Pohl – The warrant article has been posted. It will be the will of the people at Town Meeting.

Coombs – This is supposed to be a conversation to find out what people are thinking.

Oliver – She wanted to discuss this in an Executive Session to allow people to speak freely. We don't know all the logistics of the hiring process.

Pohl – This item is not allowed to be discussed in Executive Session. I didn't run to be on the HDC in order to manage staff.

Dutra – Asked if the article covers advisory boards or is it for hiring of staff.

Coombs – The Article doesn't address the advisory boards.

Discussion about the Board's being involved in the hiring process for HDC staff.

Camp – She supports Ms. Coombs Warrant Article. She has worked with our staff and likes them and admires their abilities. She was surprised when the Staff said they weren't in favor of reinstating the advisory boards; we should all be on the same page.

Backus – As Staff liaison and Preservation Planner, she saw everyone's resume. HDC didn't see her resume. Reviewed her credentials; she spends about 85% of her time devoted to HDC and Staff works very hard as a team to provide the best job possible. She will probably say more when this Article gets to Town Meeting Floor.

Oliver – It seems to be Us versus Them and that's not the case. We think we need more staff. We look to Ms. Backus and know she has the background. When HDC had its own office, there didn't seem to be any animosity.

Welch – Disturbed by what's occurring. Ms. Oliver made a good point with Us versus Them. For him when a person with organizational expertise tries to contribute but is instead vilified—it's very disturbing and he resents it. It's unbecoming of a commissioner to not listen [to meaningful contributions of other Commissioners]. He sat and listened; he read all materials provided; and like those opinions he has an opinion he believes is worth being heard. Working together and being a team is a two-way street and both sides need to have open ears, at which point commissioners may find out that we're not working in different directions it's just that someone with other experience is trying to help do a better job and yes, that may take more work. The normal process for this type of thing [an ATM Article that affects the Commission] would be for a board member to approach the membership with an idea, not first locking in a concept by sending it to ATM, to be used to put pressure on the membership. This approach, coming in after the fact to discuss ideas, is problematic, it creates issues like we're having; people feel boxed in, Staff feels boxed out—it's unfortunate and unnecessary. An idea session in advance would have been much more becoming. This article presumes that an administrator who we would not be hiring, who was not under PLUS, would necessarily agree with our opinions. Nothing to suggest that's going to be the case. Frankly, he would not want an administrator who was not independent-minded. To suggest some such person as would be hired would not write a memo to their boss, disagreeing with the HDC, has no basis. And, it would [after all the effort required] put the HDC right back in the same place. To suggest that by having the person the article's administrator answers to shifted out of PLUS, no reason to believe that person working under the Town Manager would act any differently than answering to the director of PLUS. Concept of a unicorn is appropriate; there isn't one to accomplish all the tasks attributed to the position. If there were, he doesn't know that he'd want such a position also advising us on all the different aspects of structures in the historic districts; amongst other issues, spreads the person too thin. There are other solutions; he would've appreciated an ears-open discussion; we can accomplish many of our goals without having to overhaul. Believes we are a board that needs to put its own house [self-discipline, consistency, etc.] in order; Observes this ATM article is a drastic solution whereas in his six or seven years on the Commission, not once has the Commission created a list of services we expect and then presented it to the Director of PLUS. However, instead, there will be public campaign by some for this position; it will [as written] solve nothing. Noted the Town currently has long-standing vacant positions, and we're all aware of people taking positions, moving to Nantucket believing they'll love our wonderful community, but then picking up and leaving in a short time. In this regard and others, putting our eggs in one basket (under a central administrator, vs. a distributed management model) has shortcomings. Host of concerns, rushed through some of them to have something on the record.

IV. SIGNS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Lawrence Maury 01-7622	54 Old South Road	New sign	68/18.3	LINK
2. Chandra Miller 01-7669	12 Main Street #2	Master sign plan	42.3.1/180.2	SHN
3. Chandra Miller 12-7590	12 Main Street #2	Projecting sign	42.3.1/180.2	SHN
4. Chandra Miller 12-7593	12 Main Street #2	Projecting sign	42.3.1/180.2	SHN
5. Town of Nantucket 12-7592	83 Washington Street	Freestanding sign	42.2.3/23	Nantucket Garden

Voting Pohl, Welch, Camp, Coombs, Oliver

Alternates Dutra, Thornewill, Patten

Recused None

Documentation Sign design plans, site plan, and photos, photos, and advisory comments.

Representing None

Sign Advisory None

Concerns Martinez – Items 1 & 5 are approvable through staff per SAC comments; Items 2-4 are approvable.

Motion **Motion to Approve Items 1 & 5 through staff per SAC comments. (Camp)**

Vote Carried unanimously

Certificate # **HDC(as noted)**

Motion **Motion to Approve Items 2, 3, & 4 as submitted. (Camp)**
 Vote Carried unanimously

Certificate # **HDC(as noted)**

V. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. God Bless Dad, LLC 01-7666	3 Bayberry Lane	New shed	49/42&43	Nate Barber
2. VTT Nantucket Inn 01-7665	1 Miller Lane	Entry porch Additions	68/800	Lafreniere Architects
3. Nantucket Conservation 01-7664	165 Cliff Road	Fenestration changes	44/65	Permits Plus
4. North Liberty, LLC 01-7659	13 North Liberty Street	Replace window & roof	42.3.4/3	Jeff Booms
5. 17 Bartlett Rd, LLC 01-7661	17 Bartlett Road	Garage alterations	67/9.3	Permits Plus
6. The Whole Spread, LLC 01-7660	332 Madaket Road	Addition	60/100	Emeritus
7. Robert Meyer 11-7493	307 Polpis Road	Rev. 06-6510: MH	25/39	CWA
8. Robert Meyer 11-7496	307 Polpis Road	Rev. 07-6602: GH	25/39	CWA
9. Robert Meyer 11-7509	307 Polpis Road	Rev. 06-3961: Barn	25/39	CWA
10. Dex Dog, LLC 01-7703	6b Arrowhead Drive	Rev. fenestration	69/58.1	Emeritus
11. Martin Charnes 01-7700	26 Kendrick Street	New deck	71.3.2/401	NAG
12. Chris Young 11-7520	16A Sparks Avenue	Fenestration changes	55/80	Chris Young
13. Bent Shimmo N. T. 01-7701	2 South Valley Road	Move off shed	43/165.1	EMDA
14. Bent Shimmo N. T. 01-7702	4 South Valley Road	Move on shed	43/165	EMDA
15. Carol Matson 01-7668	30 Tashama Lane	Change door	55/455	Lori Geddes
16. EWC, LLC 01-7682	4 Lincoln Avenue	Rev. 02-2973: MH shutters	30/151	Botticelli & Pohl
17. Charles Chasin 11-7426	24 Pleasant Street	Hardscape: patio & fence	42.3.2/49	Linda Williams
18. 44 Monomoy, LLC 11-7486	44 Monomoy Road	Shed move off/demo	54/72	Workshop APD
19. 44 Monomoy, LLC 11-7488	44 Monomoy Road	Garage move on site	54/72	Workshop APD
20. 44 Monomoy, LLC 12-7615	44 Monomoy Road	Hardscape	54/72	Workshop APD
21. Lord Family, LLC 11-7447	15 Coffin Street Sias	Demo shed addition	73.4.1/34	EMDA
22. Love of Fair, LLC 11-7473	19 Fair Street	Color change	42.3.2/169	JMS Architect
23. Brian Hinners 11-7438	51 Meadow View Drive	New garage	56/113	Thornewill Design
24. Brian Hinners 12-7581	51 Meadow View Drive	Addition & front door	56/113	Thornewill Design
25. Brian Hinners 12-7582	51 Meadow View Drive	Spa & firepit	56/113	Thornewill Design
Voting	Welch, Coombs, Camp, Oliver, Dutra			
Alternates	Patten			
Recused	Pohl Item 17; Thornewill Items 23-25			
Documentation	None			
Representing	None			
Public	None			
Concerns	No concerns.			
Motion	Motion to Approve. (Camp)			
Vote	Carried unanimously			

Certificate # **HDC(as noted)**

VI. CONSENTS WITH CONDITIONS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Sankaty, LLC 11-7468	49 Sankaty Road	Rev. 06-6479: add chimney	49/66	Dustin Maury
• Remove brick posts and bluestone caps.				
2. 12 Derrymore RT 11-7436	12 Derrymore Lane	Rev. garage	41/241	EMDA
• Garage to be made smaller than proposed.				
3. 44 Monomoy, LLC 11-7485	44 Monomoy Road	New shed	54/72	Workshop APD
• Details to match the main house				
4. Seventeen Mill, LLC 01-7673	17 Mill Street	Door replacement	55.4.4/47	David Poor
• Front door & storm to be painted to match existing door trim & previous door.				
5. Martin Wayne 01-7698	67 Pocomo Road	Pool & hardscape	15/11	Atlantic Landscaping
• Pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the application				
6. Braluer Family Trust 01-7662	9 Eat Fire Spring	Pool & patio	20/66	Atlantic Landscaping
• Pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the application				
Voting	Pohl, Welch, Camp, Coombs, Oliver			
Alternates	Dutra, Thornewill, Patten			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	No additional concerns.			
Motion	Motion to Approve through staff per noted conditions. (Welch)			
Vote	Carried unanimously			

Certificate # **HDC(as noted)**

VII. OLD BUSINESS 11/15/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Jason Mendelson 05-6328	7A Sherburne Turnpike	New dwelling	30/112	Studio Ppark
Voting	Pohl, Welch, Coombs, Camp, Dutra				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments, and <i>Building with Nantucket in Mind (BWNIM)</i> .				
Representing	James Krapp, Studio Ppark				
Public	None				
Concerns (4:50)	<p>Krapp – Reviewed changes made per previous concerns. Suggested changes to get an approval through staff.</p> <p>Backus – Infill within the historic Sherburne Heights subdivision. The rear Way has a land court plan dated 1937. The design is still boxy and modern. The front door should not have sidelights; 6-light French doors are very modern. A landscape plan would be very helpful for the review. Concur with the final statement of the advisory group.</p> <p>Read advisory comments: There is only one comparable example of a garage being sited in front of the house; this unfortunate example shouldn't be allowed to open the doors for further inappropriate site design; <i>BWNIM</i> clearly states that garages be in back and there is plenty of room for that; if the garage is in back, the house can slide closer to the street and the new garage location off Sherburne Way would help screen the pool from view. Keeping the garage in front detracts from the front façade and creates a parking lot where the front yard should be; would rather look at a nicely landscaped front yard. Previous concerns are still unaddressed such as: meeting rails, front window alignment, and 6-light French doors.</p> <p>Camp – Agrees with the advisory comments about the garage; the 3 windows don't help make it more residential. The garage should be separated or made even smaller. The 2nd-floor windows are now too large and make this top heavy.</p> <p>Welch – The connector should be subordinate to the garage; the windows should be a smidge smaller.</p> <p>Coombs – She'd prefer the garage not be in front of the house. There are no 1-story additions; it's a big square box with everything attached. Appreciates removal of the decks.</p> <p>Dutra – The west elevation looks more like the front than the south elevation; suggested the garage be gable forward.</p> <p>Pohl – The enlargement of windows helped reduce the perceived size. From Cabot Lane down Indian Avenue to Grant Avenue, every house on the north side has a garage in front. He will review the plans submitted per the approval.</p>				
Motion	Motion to Approve through staff with the garage turned 90 degrees but keeping the doors on the west elevation; eliminate the 2nd-floor massing of the intermediate section to the house. (Dutra)				
Vote	Carried unanimously			Certificate #	HDC2022-05-6328

2. Not So Easy, LLC 06-5679	26 Easy Street	New mixed-use structure	42.4.2/23	Emeritus
Voting	Welch, Coombs, Oliver, Thornewill, Camp (read back in)			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (5:10)	<p>MacEachern – Reviewed changes made per previous concerns. Height is 29'. This is a modular construction.</p> <p>Backus – Contributing lot within the old historic district (OHD); adjacent structure is circa 1940 garage. Must comply with Chapter 11 Resilient Nantucket; need an engineer's certification of flood height.</p> <p>Read advisory comments: The roof pitch should decrease a little more to conform to the area. The dormers should drop down from the ridge. 3rd-floor dormer should have at least 3 windows to reduce shingled wall area.</p> <p>Thornewill – The dormer change help a lot. The pent roof over the garage door and overhanging 2nd-floor roof; eliminating the front pent roof would help.</p> <p>Camp – The pent roof over the doors weighs this down the “rocket ship.” Appreciates the changes. This is an anomaly for the area but she's okay with it.</p> <p>Coombs – Appreciates the changes. The pent roof should be removed. Would like it brought down more in height. West elevation, 3 windows on the 2nd floor would be better.</p> <p>Oliver – The steep roof pitch is very different from everything in the area. This doesn't relate to what's around it</p> <p>Welch – Agrees with Ms. Thornewill about the pent roof. South elevation, The extra layer of floor joist system at the 2nd floor could be eliminated and drop the height another 6". It would be appropriate that if this is stick built, its height is dropped another 9".</p>			
Motion	Motion to Approve through staff with the dormer top plates dropped to make the pitch 4/12; west elevation 2nd-floor to go to 3 windows; remove the pent roof over the garage door; and incorporate our flood-resistant portion of flood-proofing language. (Thornewill)			
Vote	Carried 4-1//Oliver opposed		Certificate #	HDC2022-06-5679

3. Doherty Ack, LLC 08-6934	2 Mariner Way	New dwelling	55.1.4/72.4	Linda Williams
Voting	Pohl, Welch, Coombs, Camp, Oliver			
Alternates	Dutra, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.			
Representing	Linda Williams			
Public	Paul Santos, Nantucket Surveyors			
Concerns (5:28)	<p>Williams – This is 31' because it falls under the new FEMA requirements.</p> <p>Backus – Received a copy of Mr. Santos certification of the flood zone. Appreciate removal of dormers on the additive mass and decreasing by 1' and change of design. It would be nice to see a 1-story additive mass.</p> <p>Read advisory comments: Did not read into the record; commissioners received an email with the comments.</p> <p>Oliver – This building could easily be reduced in height by taking 1' out of the 1st floor and reducing the roof pitch. Okay with one of the buildings having a roof walk but not all. This is a lot of volume in a small area. This doesn't have proper additive massing; the wing has the same eave height.</p> <p>Coombs – Agrees with Ms. Oliver. The dense program is overwhelming in an area that used to be scallop shanties. It needs 1-story massing and the height brought down; at 31', it's taller than any in that area of Union Street. The roof walk adds to the height.</p> <p>Welch – Agrees with Ms. Oliver and the addition being lower in height. He'd like to know the height of the house across Mariner Way per its approval. The roof walk is problematic in that it's too much regarding the height; this structure has a lot of mass. West elevation, the outer-most windows push the windows into the center; they need to be evenly spaced.</p> <p>Camp – Agrees with what's been said. Most adjacent houses are 1.5 stories or smaller; at 31', this will stick out. It should be reduced in height and eliminate the roof walk. It needs more additive massing.</p> <p>Pohl – Agrees with what's been said about the height plus roof walk. There are different options to bring the height down. The windows seem narrow and might be better at 2.8.</p>			
Motion	Motion to Hold for revisions. (Welch)			
Vote	Carried unanimously		Certificate #	

4.	Doherty Ack, LLC 08-6937	2 Mariner Way	Hardscape	55.1.4/72.4	Linda Williams
Voting	Pohl, Welch, Coombs, Camp, Oliver				
Alternates	Dutra, Patten				
Recused	None				
Documentation	None				
Representing	Linda Williams				
Public	None				
Concerns (5:47)	Not opened at this time.				
Motion	Motion to Hold to track. (Welch)				
Vote	Carried unanimously			Certificate #	
5.	Doherty Ack, LLC 08-6939	4 Mariner Way	New 3 rd dwelling	55.1.4/72	Linda Williams
Voting	Pohl, Welch, Coombs, Camp, Oliver				
Alternates	Dutra, Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.				
Representing	Linda Williams				
Public	None				
Concerns (5:48)	Williams – Reviewed changes made per previous concerns. Backus – All of these need the hardscape plan for proposed pools. Appreciate the change to eave forward. The front door should be moved to the 3 rd bay of the 5-bay layout. The additive mass height should drop more. The front elevation eave for main and additive masses is very close; the 2 nd mass eave should drop. East elevation, there are a lot of French doors, but they might not be visible. There is a pool associated with this. Oliver – Appreciates the move to more conventional, but it’s still very large; it won’t be visible all the way around. Feels it’s excessively wide; the 4-bay was better. It needs a chimney to break up the roof. It could be reduced by bringing the 9’ 1 st -floor ceiling height down to 8’. Camp – The masses are too big; this is too tall, too big and has no additive massing. Coombs – Too big with no additive massing in an area that is little houses and the beginning of the OHD. Welch – South elevation is too wide; combined with the depth makes it too large. The main mass should be slightly less wide; the secondary mass should be set back farther and be less wide by 1 window bay or at least half the shingle space. The addition isn’t typical on a Federal. Pohl – Agrees with what’s been said. Could make the windows wider to adjust the perceived width; suggested pilasters at the corners to reduce the shingle space.				
Motion	Motion to Hold for revisions. (Camp)				
Vote	Carried unanimously			Certificate #	
6.	Doherty Ack, LLC 08-6941	4 Mariner Way	New garage	55.1.4/72	Linda Williams
Voting	Pohl, Welch, Coombs, Camp, Oliver				
Alternates	Dutra, Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Linda Williams				
Public	None				
Concerns (6:05)	Williams – Presented project. Backus – This was asked to be simpler. At 24’ it should be reduced with a steeper pitch; garage doors should be simpler and more utilitarian. Appreciate the changes. The 2 pedestrian doors on the east elevation are atypical but probably not visible. Oliver – This should be downsized to 1.5 stories with maybe 1 dormer. A broken back or saltbox might be good. This feels very suburban and doesn’t belong in the OHD. Welch – Agrees with Ms. Oliver. Pohl – The garage doors with the doors above it make it feel top heavy.				
Motion	Motion to Hold for revisions. (Welch)				
Vote	Carried unanimously			Certificate #	
7.	Doherty Ack, LLC 08-6943	4 Mariner Way	Hardscape	55.1.4/72	Linda Williams
Voting	Pohl, Welch, Coombs, Camp, Oliver				
Alternates	Dutra, Patten				
Recused	None				
Documentation	None				
Representing	Linda Williams				
Public	None				
Concerns (6:11)	Not opened at this time.				
Motion	Motion to Hold to track. (Welch)				
Vote	Carried unanimously			Certificate #	

8. Doherty Ack, LLC 08-6930	6 Mariner Way	New dwelling	55.1.4/72.2	Linda Williams
Voting	Pohl, Welch, Coombs, Camp, Oliver			
Alternates	Dutra, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, and advisory comments.			
Representing	Linda Williams			
Public	None			
Concerns (6:12)	<p>Williams – Reviewed changes made pre previous concerns.</p> <p>Backus – Appreciate the changes and reduction in height of additive mass. Windows in the additive mass should be the same size. Balconies should be natural to weather. North elevation sunroom bump out windows look large.</p> <p>Read advisory comments: No comments relative to the new design.</p> <p>Camp – This is her favorite so far and wishes it were on Union Street without the right additive mass. The additive massing is more historic looking. The right mass should be reduced by 1 set of vertical windows.</p> <p>Welch – Agrees with Ms. Camp. The right mass set back back another foot. The shingle line below the sill should be addressed.</p> <p>Coombs – Agrees with Ms. Camp; this is the best looking one and in the wrong place. It would fit on Union Street. Agrees about reducing the right mass 3-and-3 to 2-and-2 windows.</p> <p>Oliver – Nothing to add.</p> <p>Pohl – Should have pilasters either side of the main mass and windows 2.8 wide at a minimum. There should be no shingle space between the windows in the sunroom.</p>			
Motion	Motion to Hold for revisions. (Camp)			
Vote	Carried unanimously			Certificate #

9. Doherty Ack, LLC 08-6931	6 Mariner Way	Hardscape	55.1.4/72.2	Linda Williams
Voting	Pohl, Welch, Coombs, Camp, Oliver			
Alternates	Dutra, Patten			
Recused	None			
Documentation	None			
Representing	Linda Williams			
Public	None			
Concerns (6:21)	Not opened at this time.			
Motion	Motion to Hold to track. (camp)			
Vote	Carried unanimously			Certificate #

VIII. NEW BUSINESS 11/29/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Charles Schwarzanpfel 01-7627	9 Maine Avenue	New pool & hardscape	60.3.1/425	NAG
Voting	Pohl, Coombs, Camp, Oliver, Patten				
Alternates	Dutra, Thornewill, Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents.				
Representing	Arthur Reade, Reade, Gullicksen, Hanley, & Gifford LLP Stephen Theroux, Nantucket Architectural Group Brian Madden, LEC Environmental Paul Santos, Nantucket Surveyors				
Public	Bruce Mandel, 10 Midland Avenue Michell Kolb, 8 Maine Avenue Bob Havery 1&6 Maine Avenue Stephen Murphy, 8 & 9 Massachusetts Avenue Tom Erichsen Alyson Baier, 19 New Hampshire Avenue				
Concerns (6:22)	<p>Reade – The denial of this pool was appealed with Select Board where we discussed how the pool could be screened so as not to be visible. The HDC concern was about the survivability of the vegetation necessary to screen this from view.</p> <p>Theroux – Presented the project.</p> <p>Madden – Reviewed the mitigation planting plan.</p> <p>Backus – This is associated with the circa 1910 Eel Skin Inn. The placement of pool and patio will be flanked by structures. This will be the only pool in such close proximity to the Atlantic. Screening in perpetuity is the crux of approval. Recommends a streetscape showing vegetation from both Maine and Ames Avenue.</p> <p>Mandel – The Smith Point neighbors consider this out of character with the area and that it will visible even with this planting screen; this vegetation will require a great deal of maintenance and watering within feet of the ocean.</p> <p>Kolb – This is a fragile landscape. The planting plan is inappropriate for the current and unique natural landscape. Once you head up Maine Avenue, it will be visible. The proposed plants are not native to this area which is scrub growth and beach grass.</p> <p>Havery – Survivability of the plants is his main concern. He’s concerned about the pool’s impact on the aquafer.</p> <p>Murphy – The proposed trees are only 4’ to 6’ tall with spacing of 10’ to 25’ and won’t provide screening.</p>				

Erichsen – He lived in this area until 2006 and had to move the house due to erosion. Even though things have quieted down, the property will be blasted by sand, and the bushes won’t survive. There will be nothing in that area that looks like this pool or the proposed plantings.

Baier – There is a stand of trees which is dying and are farther back from the shore; trees don’t survive in this environment.

Oliver – She took photos of this today; this is an easy no-fuss community that is eroding. Pools jeopardize the quality of this area. If we rely on screening, it will have to be congruent to the area. The area is barren with scrub growth. Creating these formal gardens changes the beachy, informal nature of the area. Once that gate is open, the aesthetic of Madaket will change forever. Suggested putting the screening in first then talk about the pool.

Coombs – Agrees entirely. The trees will die. The existing growth is very low at 2’ to 3’ tall. Opposes this pool.

Camp – Agrees a pool will be incongruent; the proposed formal landscaping on a dune doesn’t go with the streetscape.

Patten – Also agrees. Afraid approval of this will set a precedent.

Pohl – Agrees. The landscape design is straight-line, geometrical, contrary to the natural landscape, and would be inappropriate even if there were no pool. Asked how the applicant wants to proceed.

Reade – Requested this be held for revisions. There was a suggestion for a rendering of what the proposed vegetation would look like.

Motion **Motion to Hold for revisions. (Camp)**
 Vote Carried unanimously Certificate #

2. Sachem Corner, LC 11/7426 1 East Hallowell Lane Move off/demo garage 30/100 Linda Williams

Voting Pohl, Coombs, Camp, Dutra, Thornewill
 Alternates Patten, Welch, Oliver
 Recused None
 Documentation Architectural elevation plans, site plan, photos, historical documents, and advisory comments.
 Representing Linda Williams
 Public None
 Concerns (6:55) **Williams** – Presented project, circa 1920.
Backus – HDC survey indicates contributing circa 1925, Sachem’s Corner garage/guesthouse. This should be moved, preferably on site. If it’s moved or demolished, we need photos.
Dutra – Suggested seeking a variance; it’s already in the setback.
Thornewill – This isn’t a very visible bungalow-style building.
Camp – It’s a shame to lose this because it’s so charming; she’d love to see it renovated and used on site. It could be moved 10’ away from the septic by changing the walkway.
Coombs – Agrees they should try to save it and keep it on site.
Pohl – He agrees about investigating other possibilities.

Motion **Motion to Hold for revisions. (Coombs)**
 Vote Carried unanimously Certificate #

3. Pact, LLC 12-7579 41 Orange Street Replace window & trim 42.3.2/224 Linda Williams

Voting Pohl, Coombs, Camp, Dutra, Thornewill
 Alternates Patten, Welch, Oliver
 Recused None
 Documentation Architectural elevation plans, site plan, photos, historical documents, and advisory comments.
 Representing Linda Williams
 Public None
 Concerns (7:03) **Williams** – Presented project.
Backus – Early 19th century typical 4-bay. No concerns with the proposed head trim. It would be nice to have plans for the windows being replaced. When we do window replacements, we see a window survey with photos of the interior.
Thornewill – The 3rd-floor egress windows would be very large.
Dutra – No concerns.
Camp – Fine with building up the trim. She’d support one 3rd-lfloor window being increased.
Coombs – Agrees.
Pohl – He’s okay with the trim.

Motion **Motion to Approve through staff with only one north 3rd-floor window changed to match the 2nd-floor windows per Exhibit A. (Camp)**
 Vote Carried unanimously Certificate #

4. K225, LLC 11-7483	126 Main Street	New parking area	42.3.3/98	Linda Williams
Voting	Pohl, Welch, Coombs, Camp, Oliver			
Alternates	Dutra, Thornewill, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Linda Williams Chip Stahl, owner			
Public	Andrea Bradford, 128 Main Street			
Concerns (time)	Discussion about this going forward though it has been delayed at the 2 past hearings. Williams – Presented project. Building and Planning support this plan. Backus – This is the EW Cobb house circa 1750 typical Nantucket, originally from Sherburne. Appreciate brick running bond. The proposal includes 2 undersized “compact” parking spaces; when you want to add parking, one should be regular sized with one compact space, but doesn’t believe that regular space will be appropriate. The Department of Public Works will review this. Her only concern is whether or not backing out onto Main Street will hinder the driveway across the street. There are other double-wide parking areas; the photos are included in the file. Oliver – She’s not comfortable with this plan without the information from a higher authority. Coombs – Agrees with Ms. Oliver. She wants a letter. Camp – Asked how running bond blends with the sidewalk. She too wants clarification. Welch – Asked if there are other double-wide parking in the area. it would be more appropriate as single-stack parking with one full-sized space; there’s room to move it 2’ closer to the tree. Pohl – We want a letter from the Town on the minimum required parking.			
Motion	Motion to Hold for a letter from a Town official on the minimum required parking – size and number. (Coombs)			
Vote	Carried unanimously		Certificate #	
5. Thomas McGrath 11-7425	78 Cliff Road	Move off/demo dwelling	30/71	Linda Williams
Voting	Pohl, Welch, Coombs, Oliver, Patten			
Alternates	Dutra, Thornewill, Camp			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and historical documents.			
Representing	Linda Williams			
Public	None			
Concerns (7:31)	Williams – Presented project; circa 1965. Backus – HDC survey indicates circa 1958 and is considered contributing. Salvaging is preferred. Welch – His feeling is trying to move this is appropriate. As part of our approval, Ms. Williams will contact Housing Nantucket. Patten – Nothing to add. Oliver – It would be great if it could move. The porch wing could go away. Coombs – Agrees.			
Motion	Motion to Approve the move-off/demolition; if its to be demoed, it can be scavenged and the representative is to contact Housing Nantucket. (Oliver)			
Vote	Carried unanimously		Certificate #	HDC2022-11-7425
6. 44 Monomoy, LLC 11-7489	44 Monomoy Road	MH addition	54/72	Workshop APD
Voting	Welch, Coombs, Oliver, Dutra, Thornewill			
Alternates	Patten, Pohl			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos and advisory comments.			
Representing	Andrew Kotchen, Workshop APD			
Public	None			
Concerns (7:35)	Kotchen – Presented project. Backus – Originally this was 9 Berkley Road. HDC survey indicates 1920 Colonial revival “Windy Way” in the Monomoy Enclave. Appreciates the retention of 6-over-1 windows; sorry to see removal of the half-round windows. Thornewill – These are appropriate changes. Oliver – Agrees; it’s staying true to itself. Coombs – Also agrees. Dutra – The half-rounds were part of the original structure but he’s okay with their removal. Welch – it’s sad to see those windows go.			
Motion	Motion to Approve as submitted. (Coombs)			
Vote	Carried unanimously		Certificate #	HDC2022-11-7489

7.	44 Monomoy, LLC 11-7487	44 Monomoy Road	New guest house	54/72	Workshop APD
Voting	Welch, Coombs, Camp, Oliver, Thornewill				
Alternates	Dutra, Patten, Pohl				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos, and advisory comment.				
Representing	Andrew Kotchen, Workshop APD				
Public	None				
Concerns (7:46)	<p>Kotchen – Presented project; saving and repurposing the garage. Main house ridge is 26’11” off grade; this is 10” lower.</p> <p>Backus – The proposal is in keeping with the main house gambrel. North elevation, tighten up the 2nd-floor balcony around the windows. Changing the pitch of the roof can change the character of the gambrel; should be in keeping with the main house.</p> <p>Thornewill – This should be larger than the main mass of the main house and needs something to make it stand out. The 2nd-floor deck facing the water is much too large and will be visible. It needs some secondary massing. This is 25’10” tall and the main house is 24’10”.</p> <p>Coombs – She’d like to see what all three buildings look like together. This isn’t bad. Asked the height of the garage.</p> <p>Camp – This is too boxy, too tall, and too big. The pent roof over the front door doesn’t look part of the design. The 2nd-floor deck is oversized.</p> <p>Welch – Agrees with Ms. Camp and Ms. Thornewill, especially downsizing the 2nd-floor deck depth.</p>				
Motion	Motion to Hold for revisions. (Camp)				
Vote	Carried unanimously			Certificate #	HDC2022-11-7487
8.	Trustee Sherburne Tpk 11-7475	19 Sherburne Turnpike	New main dwelling	30/172	Workshop APD
Voting	Welch, Coombs, Camp, Oliver, Patten				
Alternates	Dutra, Thornewill, Pohl				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Andrew Kotchen, Workshop APD				
Public	None				
Concerns (7:56)	<p>Kotchen – Presented project.</p> <p>Camp – This is appropriate, simple, and will fit in.</p> <p>Patten – This is a very pleasant structure.</p> <p>Oliver – The abutting lot has a similar arrangement, and you can see all the way down. Vegetation should be maintained in perpetuity. It’s unusual but if it can’t be seen, it’s okay.</p> <p>Coombs – No comments.</p> <p>Welch – Agrees.</p>				
Motion	Motion to Approve as submitted due to limited visibility. (Coombs)				
Vote	Carried unanimously			Certificate #	HDC2022-11-7475
9.	Trustee Sherburne Tpk 11-7477	19 Sherburne Turnpike	New garage/studio	30/172	Workshop APD
Voting	Welch, Coombs, Camp, Oliver, Patten				
Alternates	Dutra, Thornewill, Pohl				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Andrew Kotchen, Workshop APD				
Public	None				
Concerns (8:06)	<p>Kotchen – Presented project; landscape is already approved; he’ll paint the garage doors Platinum grey to match the trim.</p> <p>Camp – She’s okay with this.</p> <p>Oliver – Concerned about the amount of retaining and hardscaping. Okay with the garage due to limited visibility.</p> <p>Coombs – Asked when the landscaping was approved. She supports this.</p> <p>Patten – Nothing to add.</p> <p>Welch – Echoes Ms. Oliver</p>				
Motion	Motion to Approve through staff with grey garage doors due to limited visibility. (Oliver)				
Vote	Carried unanimously			Certificate #	HDC2022-11-7477
10.	Trustee Sherburne Tpk 11-7478	19 Sherburne Turnpike	New shed	30/172	Workshop APD
Voting	Welch, Coombs, Camp, Oliver				
Alternates	Dutra, Thornewill, Patten, Pohl				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Andrew Kotchen, Workshop APD				
Public	None				
Concerns (8:11)	<p>Kotchen – Very simple.</p> <p>No concerns.</p>				
Motion	Motion to Approve.				
Vote	Carried Unanimously			Certificate #	HDC2022-11-7478

11. 12 Derrymore RT 11-7449	12 Derrymore Lane	New dwelling	41/241	EMDA
Voting	Pohl, Welch, Coombs, Oliver, Dutra			
Alternates	Thornewill, Patten, Camp			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Ethan McMorrow, Ethan McMorrow Design Associates Inc.			
Public	None			
Concerns (8:11)	<p>McMorrow – Presented project.</p> <p>Oliver – This design is not in keeping with the context of this part of Town; this is more an out-of-town design. Massing needs to be rethought.</p> <p>Dutra – Too symmetric. The rear roof off the south elevation is pretty funky. Fenestration is off.</p> <p>Welch – Agrees with Ms. Oliver</p> <p>Coombs – South elevation, the center mass needs another window. the regularity of the building is not attractive. The mass with the chimney should be reduced. This very precise and angular. The front needs to be relaxed. East elevation windows and French doors don't fit each other. The fenestration should be reviewed.</p> <p>Pohl – They should take cues from the previous approval; this is a very rigid design.</p>			
Motion	Motion to Hold for a “thoughtful redesign.” (Welch)			
Vote	Carried unanimously		Certificate #	
12. Thomas Wroe 11-7435	4 Westerwick Drive	New dwelling	73/32	EMDA
Voting	Pohl, Welch, Coombs, Camp, Oliver			
Alternates	Dutra, Thornewill, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Ethan McMorrow, Ethan McMorrow Design Associates			
Public	None			
Concerns (8:19)	<p>McMorrow – Presented project; wood roof and black windows.</p> <p>Oliver – She really likes its simplicity and additive massing.</p> <p>No concerns.</p>			
Motion	Motion to Approve. (Welch)			
Vote	Carried unanimously		Certificate #	HDC2022-11-7435
13. Duncan Richardson 11-7494	21 Golfview Drive	New dwelling	66/174	SMRD
Voting	Pohl, Welch, Coombs, Camp, Oliver			
Alternates	Dutra, Thornewill, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Steve Roethke, Stephen M. Roethke Design			
Public	None			
Concerns (8:21)	<p>Roethke – Presented project; will come back for the garage.</p> <p>Welch – This is appropriate for the area. The front-facing French doors should have double doors with flanking 6-over-1 windows. The mulled units facing the street should have double stud pockets. Suggested looking at 2-over-1 windows and six-light doors.</p> <p>Oliver – Agrees with Mr. Welch about the front elevation; the deck is huge is about 20' deep. No 2nd-floor doors have grills and look blank.</p> <p>Coombs – Agrees with Ms. Oliver about the doors needing grills. The mulled double windows should be separated to fill the wall; the triple-mulled fills the wall.</p> <p>Camp – All sliding doors should be 15-lights. The deck over the front should have more shingles on the side so it looks smaller. Pull in any deck over 8' deep; they are currently oversized.</p> <p>Pohl – This is large for the neighborhood and looks shoe-horned into the lot. It's completely diagonal to the road. There are no 2.5 story houses in the areas. Agrees about the sliding doors and size of the decks.</p>			
Motion	Motion to Hold for a few revisions. (Camp)			
Vote	Carried unanimously		Certificate #	

14. Slacktide 11-7472	84 Cliff Road	Replace roof	30/74.1	SCI
Voting	Pohl, Welch, Coombs, Camp, Oliver			
Alternates	Dutra, Thornewill, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Robert Newman, Sandcastle Construction Inc.			
Public	None			
Concerns (8:34)	Newman – Presented project. Pohl – He didn't put this on consent because he didn't know how it would weather in. It will grey out. No concerns.			
Motion	Motion to Approve subject to the presentation by the applicant. (Welch)			
Vote	Carried unanimously	Certificate #	HDC2022-11-7472	

Rest held

15. Sankaty, LLC 01-7626	49 Sankaty Road	Hardscape	49/66	Dustin Maury
16. David Pfund 11-7428	24 Union Street	Renovation	42.3.2/177	Thornewill Design
17. 41 Hulbert, LLC 11-7516	41 Hulbert Avenue	MH massing/fenestration	29/18	Botticelli & Pohl
18. John Bartlett 11-7515	19 Bartlett Farm Road	Solar roof array	65/16.1	ACKSmart
19. Jerry Michaud 11-7514	58 Walsh Street	Solar roof array	29/97	ACKSmart
20. Tamora Wing 11-6510	52 West Chester Street	New guest house	41/381	Emeritus
21. Waterfalls Enterprises, LLC 11-7513	7 Union Street	LK siding & window	42.3.1/146	Emeritus
22. Prickley Pear 01-7625	17 Broadway	Rev. storage bin	73.1.3/112	Val Oliver
23. 7 Starbuck Ct, LLC 01-7663	7 Starbuck Court	Rev. 01-2818: MH color	42.3.3/80	Todd Burnes
24. Hannah Gardner Hse, LLC 11-7499	6 Gull Island Lane	Rev. fenestration	42.4.3/61	Sarah McLane

IX. OLD BUSINESS 11/29/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Fair City, LLC 08-6886	115 Old South Road	New building	68/112	EMDA
2.	Fair City, LLC 08-6887	115 Old South Road	New building	68/112	EMDA
3.	39 Monomoy Rd, LLC 08-6851	39 Monomoy road	Addition, reno. & move	54/79	Emeritus

X. NEW BUSINESS 12/06/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Jennifer Pincince 12-7569	4 Bloom Street	Addition & fenestration	42.3.3/143	Thornewill Design
2.	Linda Johnson 12-7574	22 Walsh Street	Replace window	29/36	Richard Prunier
3.	Catherine Hammell 12-7575	27 East Lincoln Avenue	Replace window	42.4.1/1	Richard Prunier
4.	ReMain, LLC 12-7525	54 Main Street	Lighting	42.3.1/193	Anne Dougherty
5.	Judy Rushmore 12-7584	27 Walsh Street	Replace windows & doors	29/80	Liz Konetchy
6.	Elizabeth Grace 12-7595	211 Polpis Road	Sun porch addition	26/31	Val Oliver
7.	Garret Rosberg 12-7559	29 Long Pond Road	New garage	59.4/19	Val Oliver
8.	Barnes Jansen 11-7518	5b Cliff Road	New garage	41/24.1	Val Oliver
9.	William Flynn 12-7555	4 White Whale Lane	New dwelling	66/537	Topham Design
10.	White Elephant Resort 12-7560	60 Easton Street	Replace roof	42.4.1/60	T&T Roofing
11.	Robert Yordan 12-7552	23 West Chester Street	Replace roof	42.4.3/5	T&T Roofing
12.	William Hopkins 12-7557	7 Hallowell Lane	New structure	30/93	Dreamline Modular
13.	Dawn Mayhew 11-7519	13 Rhode Island Avenue	Replace roof	60.3.1/355	Moore
14.	John Hendricks 12-7586	1 Jefferson Lane	Change door	55.4.1/74.1	Emeritus
15.	Paul Brody 12-7562	11 E Street	Solar roof array	60.2.1/4	ACKSmart
16.	BPN Realty Trust 12-7524	8 Swain Street	Replace window	42.4.1/82.1	LINK
17.	Thomas Kaczmarek 12-7580	25 Walsh Street	Replace deck with dormer	29/35	LINK
18.	6 Daisy, LLC 11-7517	6 Daisy Way	New commercial	68/241	Emeritus
19.	40 OSR, LLC	40 Old South Rd 39/40	Rev. Mixed-use retail	69/10	Emeritus
20.	Westmoor Club 12-7526	10 Westmoor Lane	New dwelling	41/809	JGGA
21.	Westmoor Club 12-7558	105 West Chester Lane	New garage	41/805	JGGA
22.	Nicholas Vita 01-7692	9 Woodbury Lane	New dwelling	41/551	Studio Ppark
23.	Nicholas Vita	9 Woodbury Lane	Pool & hardscape	41/551	Studio Ppark
24.	36 Hulbert, LLC	63 Hulbert Avenue	Foundation, siding & wnd	29/9	Emeritus

XI. OLD BUSINESS 12/13/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	7 New Street 07-6611	7 New Street	Hardscape	55.4.1/37	Ahern
2.	41 Monomoy, LLC 10-7246	41 Monomoy road	Add roofwalk & fenest	54/79.1	Emeritus
3.	Scott O'Connor	2 Hussey Street	Enclose 2 nd -floor porch	42.3.1/119	Emeritus
4.	Eleven Lincoln Av 08-6917	32 Jefferson Avenue	Rev 12-5457: new dwelling	30/132	Botticelli & Pohl
5.	Eleven Lincoln Av 10-7259	32 Jefferson Avenue	Hardscape	30/132	Botticelli & Pohl
6.	Lisa Lawler 08-6863	80 Orange Street	New garage studio	55.1.4/24	Gryphon Architects

XII. OTHER BUSINESS	
Approved Minutes Motion Vote	December 20, 2022 Motion to Approve. (Camp) Carried 4-0//Welch abstain
Review Minutes	January 10, 2023
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting: Thursday, January 12th, 2023 @ 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 8:38 pm. (Welch)**
Vote Carried unanimously

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

Sign Advisory Council