



HISTORIC DISTRICT COMMISSION REGULAR MEETING

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

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

~~ MINUTES ~~

Tuesday, January 21, 2021

*This meeting was held via remote participation using ZOOM and YouTube,
Pursuant to Governor Baker's March 12, 2020 Order Regarding Open Meeting Law*

Called to order at 1:00 p.m. and announcements by Mr. Pohl

Staff in attendance: Cathy Flynn, HDC Compliance Coordinator; Holly Backus, Preservation Planner; Terry Norton, Town Minutes Taker
 Attending Members: Pohl, Coombs, McLaughlin, Camp, Welch, Thornewill
 Absent Members: Oliver, Dutra
 Late Arrivals: Thornewill, 1:05 p.m.
 Early Departure: None

Agenda adopted by unanimous consent.

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

Roll-call Vote Carried 5-0//McLaughlin, Camp, Welch, Coombs, 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.	Adair Prall 01-2673	3 Sylvia Lane	Garage door change	42.4/11	LINK
2.	Alan Schanzer 01-2711	3 Starbuck Road	Color change	60/21	M. Cutone Archt.
3.	Slacktide Development 01-2710	9 Grey Lady Lane	Porch roof/deck ext	66/710	Peter Kavanaugh
4.	Eric Schurm 01-2716	21 Woodland Drive	Shed	68/262	Self
Voting	Pohl, Coombs, McLaughlin, Camp, Welch				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns	No concerns.				
Motion	Motion to Approve. (Coombs)				
Roll-call Vote	Carried 5-0//McLaughlin, Camp, Welch, Coombs, and Pohl-aye			Certificate #	HDC2021-01-(as noted)

III. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Nantucket Land Bank 01-2703	14 Candlehouse Lane	Bronze plaque/rock sign	55.4.4/104-105	Hillary Rayport
Voting	Pohl, Coombs, McLaughlin, Camp, Welch				
Alternates	None				
Recused	None				
Documentation	Sign design plan, site plan, photos, and Sign Advisory Committee comments				
Representing	None				
Sign Advisory	None				
Concerns	Flynn – Approvable per SAC comments.				
Motion	Motion to Approve through staff per SAC comments. (Camp)				
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Welch, Camp, and Pohl-aye			Certificate #	HDC2021-01-2703

VI. OLD BUSINESS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Ana Collins 12-2485	48 Orange Street	New driveway/patio	42.3.2/297	Tom Hanlon
Voting	Pohl, Coombs, McLaughlin, Camp, Welch				
Alternates	Thornewill				
Recused	None				
Documentation	Landscape design plans, site plan, photos, and advisory comments.				
Representing	Linda Williams, for Tom Hanlon, Hanlon Landscaping				
Public	None				
Concerns (1:04)	<p>Williams – Reviewed project; he submitted a clearer version of what’s going on; fence in front of parking only is being removed with rest remaining.</p> <p>Backus – No new HSAB comments; their main concern was regarding the fence and need for information on the fence; driveway off Orange Street is typical.</p> <p>Coombs – Asked if the Cherry tree being removed for the parking is a town tree (no). Asked if the brick walkway will fill the whole front with brick (no).</p> <p>Camp – Suggested the brick be broken up with a strip up the middle of something more natural.</p> <p>McLaughlin – No comments.</p> <p>Welch – His questions have been answered and concerns addressed.</p>				
Motion	Motion to Approve with the running bond in the driveway to be perpendicular to the sidewalk and through staff with a median strip of Goshen Stone. (Coombs)				
Roll-call Vote	Carried 5-0//Camp, Welch, McLaughlin, Coombs, and Pohl-aye			Certificate #	HDC2020-12-2485
2.	Mary Louise Cohen 11-2315	32 Cliff Road	front porch/stoop	42.4.4/37.1	SMRD
Voting	Pohl, Coombs, Camp, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Steve Roethke, Steve M. Roethke Design				
Public	None				
Concerns (1:15)	Roethke – Reviewed project and changes made per HSAB concerns. No concerns.				
Motion	Motion to Approve as submitted. (Camp)				
Roll-call Vote	Carried 4-0//Thornewill, Coombs, Camp, and Pohl-aye			Certificate #	HDC2020-11-2315
3.	Patricia Wright 12-2481	10 Cherry Street	Rooftop solar	55/383.1	Cotuit Solar
Voting	Coombs (acting chair), McLaughlin, Camp, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, advisory comments, and manufacturer spec sheet				
Representing	Karen Alence, Cotuit Solar				
Public	None				
Concerns (1:19)	<p>Alence – Battery system for the basement pump is to be powered by solar; Ms. Wright disputes the old historic district (OHD) demarcation line and asked for confirmation; she is south of the OHD line; offering to plant a tree to block the view from Bear Street; the roof was just reshingled grey.</p> <p>Camp – Asked if she will plant an evergreen (yes). No concerns.</p> <p>Thornewill – Agrees with Ms. Camp, the tree would block any view of the panels.</p> <p>McLaughlin – If you know what you’re looking for, you’ll see the back of the house from Bear Street.</p> <p>Welch – Asked that the evergreen be a cedar.</p> <p>Coombs – Think the visibility from Bear Street is very minimal especially with another tree planted.</p>				
Motion	Motion to Approve through staff with the planting of a cedar to block the view from Bear Street. (Camp)				
Roll-call Vote	Carried 5-0//McLaughlin, Thornewill, Welch, Camp, and Coombs-aye			Certificate #	HDC2020-12-2481

4. Sea La Vie, LLC **11-2255** 42 Dukes Road Pool pavilion + shower 56/249 NAG

Voting Pohl, Coombs, Camp, Thornewill
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Bill McGuire, Nantucket Architectural Group
 Public None
 Concerns (1:28) **McGuire** – Per previous concerns, changed the pavilion to a pergola; it could be natural to weather.
 Camp – She would be okay if the pergola is natural to weather.
 Coombs – No concerns with it being natural to weather.
 Thornewill – Agrees.

Motion **Motion to Approve through staff with the pergola natural to weather. (Coombs)**
 Roll-call Vote Carried 4-0//Camp, Thornewill, Coombs, and Pohl-aye Certificate # **HDC2020-11-2255**

5. Shlosser FT **12-2565** 6 Elbow Lane Add parking 73.2.4/31 McMullen + Assoc.

Voting Pohl, Coombs, McLaughlin, Camp, Welch
 Alternates None
 Recused None
 Documentation Landscape design plans, site plan, photos, historic documentation, and advisory comments.
 Representing Nathan McMullen, McMullen & Associates.
 Public None
 Concerns (1:31) **McMullen** – Reviewed changes made per previous concerns; fence and shower to the east will be applied for.
 Backus – SAB did not see revisions but were concerned with the amount of additional parking. Zoning bylaw requires that on a paved road, the driveway must have an apron; because this is parallel and narrow, it would have to be paved.
 Camp – It looks like this is a pull off for a small to medium car; her problem with these swoop-ins is the shell will scatter; suggested cobblestone or brick instead. Okay with the new design. This little lane has a lot going on at certain times of the day; trying to back out of a perpendicular spot would be asking for trouble.
 Coombs – Asked that the edges be rounded rather than so angular.
 McLaughlin – Clarified the project.
 Welch – He doesn’t support this; a perpendicular spot would be more appropriate for this historic, tiny street. They could rotate it and put it anywhere with a 10-foot opening. He understands the concern of backing out, but the answer is to back into the parking. Asked where she parks now. Asked if the round-out would extend beyond the 20 feet (yes); expressed concern that this just makes the proposed parking “worse”.
 Pohl – There are requests to change the surface, round the corners, and turn it perpendicular to Elbow Lane.
 McMullen – The surface is up to the HDC. We can round the corners. Turning it perpendicular, there is a 14-foot opening already approved by the Planning Board from 1998 and she prefers not to cut off the two structures with parking. Not sure where the previous owner parked, probably across the street.
 Discussion about the material for the parking.

Motion **Motion to Approve through staff with rounded corners and the material to be running-bond brick framed in a soldier course brick. (Coombs)**
 Roll-call Vote Carried 4-1//McLaughlin, Camp, Coombs, and Pohl-aye; Welch-nay Certificate # **HDC2020-12-2565**

6. Paul Piccirillo **10-2053** 6 Baltimore Street New dwelling 60/106 Val Oliver Design

Voting Pohl, Coombs, McLaughlin, Camp, Welch
 Alternates Thornewill
 Recused None
 Documentation Architectural elevation plans, site plan, photos, and advisory comments.
 Representing Paul Piccirillo, owner
 Public Linda Williams, MAB
 Concerns (1:50) **Williams** – MAB did not see the new design.
 Welch – The motion on this was to hold for additional information, which is in of the packet. He feels this should be held for that additional information to be submitted.
 McLaughlin – He wants to view this
 Pohl – That would also allow it to go back to MAB for review.

Motion **Motion to View and Hold for the additional information requested at the last hearing and to go back to MAB for review before the next HDC review. (Welch)**
 Roll-call Vote Carried 5-0//Camp, McLaughlin, Coombs, Welch, and Pohl-aye Certificate #

7. William Scannell **12-2446** 119R Eel Point Rd New dwelling 33/17.1 BPC
- Voting Pohl, Coombs, McLaughlin, Camp
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Joe Paul, BPC
 Public None
 Concerns (1:58) January 4th minutes indicate sitting and speakers different; discussion about who is sitting.
 Paul – Reviewed changes made per previous concerns; this sits 300 feet from the road and is screened with vegetation.
 Camp – Front pediment, the capitals go higher than the eaves holding up the porch roof. That pediment isn’t connected to the roof; asked that the porch fascia be brought down to connect with the porch roof. Really likes the roof walk, which could be longer; it gives it a sweeter tone than the cupola.
 Coombs – There shouldn’t be so much glass in the front door, which should be simpler and more traditional; also, would rather not have 5 ganged windows over the front door.
 McLaughlin – The cupola should be removed, it’s too much. Front door should be a standard 6-panel door or eliminate the sidelights; the dormer over the front door should have only 3 windows; run the fascia straight through eliminating the arch over the front door. Rear elevation, too much glass on the 1st-floor; reduce the 4 doors to 2 doors.
 Pohl – There’s not a lot of support for the cupola.
 Motion **Motion to Hold for revisions. (Coombs)**
 Roll-call Vote Carried 4-0//Camp, McLaughlin, Coombs, and Pohl-aye Certificate #
8. Nineteen Pond View NT **10-2112** 19 Pond View Drive New guest house 81/26 BPC
- Voting Pohl, Coombs, Camp, Welch
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Joe Paul, BPC
 Public None
 Concerns (2:15) **Paul** – Reviewed changes made per previous concerns.
 Coombs – Appreciates the changes. Believes this will be difficult to see and the revised proposal will fit in.
 Camp – Agrees; likes the silhouette of the north elevation. The number of buildings on this lot is disturbing even if you can’t see them.
 Welch – Appreciates the fact that by breaking down and spreading out the buildings it is preferable.
 Motion **Motion to Approve as submitted. (Coombs)**
 Roll-call Vote Carried 4-0//Welch, Camp, Coombs, and Pohl-aye Certificate # **HDC2020-12-2112**
9. High Tide Partners **12-2468** 8 Ackermuck Way Pool and hardscape 41/618 BPC
- Voting Pohl, Coombs, McLaughlin, Camp, Thornewill
 Alternates Welch
 Recused None
 Documentation Landscape design plans, site plan, and photos.
 Representing Joe Paul, BPC
 Public None
 Concerns (2:20) **Paul** – Reviewed changes made per previous concerns; the cabana design has not been approved; the building envelop is dictated by a 50-foot setback for a wetland; the application shows the pool at 18X40 but will reduce it to 18X36 with the northwest corner of the patio rounded.
 McLaughlin – No comments.
 Thornewill – The pool is very large at 18X36; it’s not visible so is approvable.
 Coombs – Doesn’t think this will be visible; understands now why it was all built on the highest spot of the lot. Would prefer the pool hardscaping corners be rounded off to fit into the area better.
 Camp – The way the stone is rendered, it looks oversized; would like the size of the pool area shaved off and the pool reduced.
 Pohl – None of this is visible.
 Motion **Motion to Approve through staff with the pool reduced to 18X36 and rounding the northwest corner of the terrace. (Camp)**
 Roll-call Vote Carried 5-0//Thornewill, McLaughlin, Coombs, Camp, and Pohl-aye Certificate # **HDC2020-12-2468**

Following items carried over to January 26th

10. Susan Doughan 12-2406	134 Main Street	Hardscaping – driveway	41/37.1	Gryphon Architects
11. Tamara Wing 12-2582	52 West Chester Street	Additions + alterations	41/381	Emeritus
12. Brett Fodiman 11-2217	111 Surfside Road	New dwelling	80/70	Emeritus
13. Brett Fodiman 11-2210	111 Surfside Road	New garage/studio	80/70	Emeritus

VII. OTHER BUSINESS

Approved Minutes	None
Review Minutes	January 4, 7, & 8, 2021
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting- Old Business Tuesday 1/26/21 at 4:30 pm • HDC review of revisions to HDC Background Summary to finalize for web page including vote • Discussion of additions and new dwellings added to the consent agenda • Discussion of 6 Fair Street Minimum Maintenance • Review policy of Move/Demo hearings in relation to new dwellings
Commission Comments	None

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 2:32 p.m. (Thornewill)**

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

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

Sign Advisory Council