



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, March 10, 2022

This meeting was held via remote participation using ZOOM and YouTube.

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

Staff in attendance: Holly Backus, Preservation Planner; Esmeralda Martinez, HDC Compliance Coordinator; Adrian Rodriguez, PLUS Administrative Assistant; Terry Norton, Town Minutes Taker
Attending Members: Pohl, Camp, McLaughlin, Coombs, Oliver, Thornewill
Absent Members: Welch, Dutra
Late Arrivals: None
Early Departures: Oliver, 2:22 pm

Adoption of Agenda.

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

Roll-call vote Carried 5-0//McLaughlin, Oliver, Camp, Coombs, and Pohl-ay3

I. PUBLIC COMMENT

None

II. DISCUSSION

1. Discussion of return to in-person meetings

Voting Pohl, Camp, McLaughlin, Coombs, Oliver, Thornewill

Discussion Provision of remote participation extended to July 15.

Pohl – As of July 15th, we should be back to live meetings. He doesn't know whether or not we would be able to do hybrid meetings.

Martinez – Hybrid is a work in progress; it has to be determined if NCTV has the staff to handle that.

Coombs – At the moment she requires a handicap taxi to get to and from the meetings. The last time hybrid came up, she was told she couldn't chair because she was on ZOOM. As an elected member, she doesn't think she can be restricted that way; Erika Mooney was to get back to her about that. ZOOM allows a larger group of people to participate in and watch the meetings. Going live is easier in some ways but we would lose people.

Camp – Ms. Coombs has valid points; there will be times when she won't be on Island but could still participate with ZOOM. If we can get a hybrid, that would be great.

Oliver – It seemed we got more accomplished when meetings were live; however, if everybody prereviews projects, makes notes on concerns, and is prepared ZOOM meetings could be more successful.

Pohl – With ZOOM, we're all looking at the same screen when each of us is interested in looking at something different. That requires us to have our own sets of drawings. If everyone prereviews, we wouldn't have to go back and forth.

McLaughlin – We need to go back to the old way; meetings should be run by meetings members with no jumping around.

Oliver – To Ms. Coombs situation, a while back we had a member on the board with a hearing disability; the Town had to provide a stenographer. To that end, thinks the Town should help Ms. Coombs with transportation to get to the meeting.

Pohl – He'd love to know if it would be back to business as usual after July 15th with all-live meetings only or if ZOOM will remain a viable meeting venue. Asked staff to get confirmation on whether or not Ms. Coombs could chair a live meeting from ZOOM, if we can have a hybrid meeting, look into help for Ms. Coombs to get to and from the meetings.

Backus – Staff will contact Town Administration to get answers to questions brought up today.

2. Discussion of HDC Task Group for Memorandum of Understanding (MOU)

V. OLD BUSINESS 02/08/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. 33 North Mill St, LLC 11-5051	7 North Mill Street	Garage & studio	55.4.4/77	Sophie Metz
2. 33 North Mill St, LLC 11-5126	7 North Mill Street	Hardscape	55.4.4/77	Atlantic Landscaping
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, photos, historical documents, and advisory comments.			
Representing	Lindsay Congleton, Atlantic Landscaping			
Public	None			
Concerns (1:21)	Not opened at this time.			
Motion	Motion to Hold garage and hardscape for representation. (Coombs)			
Roll-call Vote	Carried 5-0//Camp, Thornewill, McLaughlin, Coombs, and Pohl-aye		Certificate #	

VII. OLD BUSINESS 02/22/22

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. 6 Lincoln St, LLC 12-5462	6 Lincoln Street	Alterations & Color change	73.4.2/86	Val Oliver
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Val Oliver, Val Oliver Design			
Public	None			
Concerns (1:23)	<p>Oliver – Reviewed changes made per previous concerns and reviewed context photos.</p> <p>Backus – Reviewed SAB concerns from January. This is a 1938 cottage. Option 1 for the front is better. The rear dormer configuration is different; recommends dropping the gable more off the ridge and in line with the shed dormer.</p> <p>Coombs – She likes Option 1 for the front. On the rear, she thinks that’s sort of fun but drop the gable ridge a little more.</p> <p>Camp – Rear elevation, the proportion of the windows to dormers looks good; okay with the gable. She likes Option 1.</p> <p>Thornewill – The south elevation feels very awkward; she would prefer reducing the previous rear shed dormer.</p> <p>McLaughlin – He has no concerns.</p> <p>Pohl – The gable idea is a nice way to mollify the board; however, if the previous shed dormer were pushed back, that would have sufficed. He likes Option 1 as well.</p>			
Motion	Motion to Approve Option 1 for the east elevation. (Coombs)			
Roll-call Vote	Carried 5-0//Thornewill, Camp, McLaughlin, Coombs, and Pohl-aye		Certificate #	HDC2021-12-5462
2. Jessica Millard 06-4017	5 Cudweed Road	Window changes	31/145	Val Oliver
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 (1:37)	Oliver – asked to hold			
Motion	Motion to Hold for more information. (Coombs)			
Roll-call Vote	Carried 5-0//Thornewill, McLaughlin, Camp, Coombs, and Pohl-aye		Certificate #	

3. Okay Okay House LLC 10-4821		10 Union Street	Parking & patio	42.3.1/43	BPC
Voting	Pohl, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, photos, historical documents, and advisory comments.				
Representing	Joe Paul, BPC				
Public	None				
Concerns (1:38)	<p>Paul – Reviewed changes made per previous concerns; explained the reasoning for the shape of the patio.</p> <p>Backus – Read HSAB comments 2/28: The patio material should be irregular stone of a natural color – not bluestone; it will be visible. This parking space seems to be an issue of convenience rather than necessity. They should leave the lawn in its natural state and park in front of the house off Coffin Street as they always have. At a minimum, it should be one space wide. An outdoor lighting plan would be nice; outdoor lighting would be inappropriate. HSAB would like to see revisions.</p> <p>She received photos of the patio site from one of the HSAB members. Agrees the stone should be irregular and natural color. Likes the most recent proposed drive layout.</p> <p>Oliver – She had no concerns with the parking. Her concern was the visibility of the patio; the lollipop shape is what she doesn't support especially if visible.</p> <p>Coombs – Agrees the patio shape is atypical but she likes the non-rigid idea. Asked why they don't want to use the parking off Coffin Street (it's in the road); she doesn't support the parking off Union Street; however, the proposed parking should have rounded edges.</p> <p>Thornewill – Appreciates the reduced parking solution. She likes the round shape of the patio; the issue is that it projects toward the street; however, there will be plantings around it which should be sufficient in blending it in.</p> <p>Pohl – He agrees with Ms. Thornewill about the patio; the reality is the only time it will be perceived as a circle is once it's installed prior to the plantings. The owner is going to want to have screening between their dining area and Union Street as much as we want don't want to see the dining area from the street. The parking is a huge shift and better.</p>				
Motion	Motion to Approve through staff with the patio stone to be like that used at 20 Union Street. (Coombs)				
Roll-call Vote	Carried 4-0//Oliver, Thornewill, Coombs, and Pohl-aye			Certificate #	HDC2021-10-4821

4. Eleven Lincoln Ave. 12-5451		32 Jefferson Avenue	Main house addition	30/132	Botticelli + Pohl
Voting	Camp (acting chair), McLaughlin, Coombs, Thornewill				
Alternates	None				
Recused	Pohl, Oliver				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	Ray Pohl, Botticelli & Pohl				
Concerns (2:11)	<p>Sarah Alger, Sarah F. Alger P.C, for 15 Lincoln and 28 Jefferson</p> <p>Botticelli – Reviewed changes made per previous concerns; height is 28' on the rear and 30' on the front.</p> <p>Backus – Read HSAB comments 2/28: Dormer windows are too tall; they should be a step down in size from the windows below; this will reduce the scale of the dormer to a more reasonable height. Using a full-glass door as the front door is not appropriate; it should be a more traditional front door with less glass and matching sidelights. The 2nd-floor railing might be improved by shingling the sides in from each corner. HSAB would like to see revisions.</p> <p>This is 1980 structure.</p> <p>Alger – She provided pictures that show how high and looming this house will be; it's on a hill above other houses. Feels Ms. Botticelli's photos were deceiving; other structures are smaller and modest. Asked her photos be shared. Discussion about the positioning and height of the house and addition in relation to other structures.</p> <p>McLaughlin – Front door should not have sidelights; right dormer needs to drop to align the meeting rails.</p> <p>Coombs – Agrees with HSAB about the front door. East elevation, asked if the 2 balcony doors are necessary; likes the idea of shingled railing; 1st-floor mulled windows under the porch are a lot of mulled windows on the front; it would be less heavy and tall without the 3rd-floor dormers. Suggested another view with the height poles.</p> <p>Thornewill – The wrap-around porch helps ground it; the 3rd-floor dormers need to be further reduced 1 or 2 window sizes; they draw attention to the height. She's okay with everything else. Adding shingles to the balcony will make it feel heavier.</p> <p>Camp – She agrees with HSAB about the 3rd-floor dormer being overwhelming; however, they give this a positive spirit; the far-right flush dormer should be reduced.</p>				
Motion	Motion to View and Hold for revisions and to go back to HSAB. (Coombs)				
Roll-call Vote	Carried 4-0//Thornewill, McLaughlin, Coombs, and Camp-aye			Certificate #	

5.	8 Walsh St, LLC 12-5475	8 Walsh Street	Studio	42.4.1/83	Brook Meerbergen
Voting	Pohl, Camp, McLaughlin, Coombs				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Brook Meerbergen				
Public	None				
Concerns (2:02)	<p>Meerbergen – Reviewed changes made per previous concerns; details match the house; presented Exhibit A with modified north and south elevation dormers per HSAB comments.</p> <p>Backus – Read HSAB comments 2/28: Raise the plate of the dormer a foot so the eave lines don't meet; this will help the dormer look more like a dormer rather than a cross gable. HSAB would like to see revisions. She understands the intention of keeping the garage, but it eliminates the lean-to profile.</p> <p>Camp – She likes Exhibit A; it matches the main house.</p> <p>Coombs – She agrees.</p> <p>McLaughlin – No comments on Exhibit A.</p> <p>Pohl – He too likes Exhibit A.</p>				
Motion	Motion to Approve Exhibit A. (McLaughlin)				
Roll-call Vote	Carried 4-0//Coombs, Camp, McLaughlin, and Pohl-aye			Certificate #	HDC2021-12-5475

Rest held for Tuesday.

6.	Taccat, LLC 12-5423	14 Union Street	Addition	42.3.2/17	Brook Meerbergen
7.	7 North Mill St 12-5457	Lot 27B - Birdsong Lane	Shed	55.4.4/80.3	Brook Meerbergen
8.	7 North Mill St 12-5465	Lot 27A - Birdsong Lane	Garage	55.4.4/80.3	Brook Meerbergen
9.	7 North Mill St 12-5466	Lot 27A - Birdsong Lane	Shed	55.4.4/80.3	Brook Meerbergen
10.	Carmine/Sheila Giardini 01-5507	7a Clifford Street	New dwelling	79/19	McMullen & Assoc.
11.	Carmine/Sheila Giardini 01-5508	7a Clifford Street	Pool & hardscape	79/19	McMullen & Assoc.
12.	Carmine/Sheila Giardini 01-5509	7a Clifford Street	Gazebo	79/19	McMullen & Assoc.
13.	Arline Bartlett 12-5454	21 Pleasant Street	Fenestration & sm addition	55.4.1/1	LINK
14.	James Davison 09-4803	8B North Water Street	Fenestration changes	42.4.2/92.1	LINK
15.	Hoehn- Saric 10-4865	34 Easton Street	New Structure	42.1.4/18	CWA
16.	Tack3 LLC 10-4863	26 Washington Street	New structure	42.3.2/23	CWA
17.	Brett Fodiman 10-4969	27 Cato Lane	Main house dwelling	55/118	CWA
18.	Brett Fodiman 10-4968	27 Cato Lane	Guest house dwelling	55/118	CWA
19.	Brett Fodiman 10-4970	27 Cato Lane	Garage	55/118	CWA
20.	Trogoh Nominee Trust 05-3640	26 Easy Street	Mixed Used building	42.4.2/23	Emeritus
21.	Anthony Noto 11-5270	10 Lincoln Avenue	Addition & renovation	30/184	Emeritus

VIII. NEW BUSINESS 03/01/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	JP Hernandez 02-5689	328 Madaket Road	Roof Solar Panels	60/103	Tesla Energy
2.	Jean Moran 01-5621	4 Washington Avenue	New pool	60.2.4/65	Jon Paul Couture
3.	Jean Moran 01-5621	4 Washington Avenue	Window well	60.2.4/65	Jon Paul Couture
4.	Jean Moran 01-5621	4 Washington Avenue	New garage	60.2.4/65	Jon Paul Couture
5.	Bolthole, LLC 02-5701	10 Quince Street	Shingles and Clapboard	42.3.4/1003	NAG
6.	Warren Hyde 02-5706	140 Miacomet Road	Move/Demo	81/14	MCA+
7.	Warren Hyde 02-5702	140 Miacomet Road	New Dwelling	81/14	MCA+
8.	Warren Hyde 02-5703	140 Miacomet Road	New Garage	81/14	MCA+
9.	Warren Hyde 02-5704	140 Miacomet Road	New Cabana	81/14	MCA+
10.	Warren Hyde 02-5705	140 Miacomet Road	New Pool	81/14	MCA+
11.	Waterfront Pocomo, LLC 02-5708	17 Lauretta Lane	Demo or Move MH	14/10.2	Brook Meerbergen
12.	Waterfront Pocomo, LLC 02-5709	17 Lauretta Lane	Demo or Move Cottage	14/10.2	Brook Meerbergen
13.	Waterfront Pocomo, LLC 02-5707	17 Lauretta Lane	Demo or Move Shed	14/10.2	Brook Meerbergen
14.	Pacific Natural 02-5715	65 Main Street	Exterior lighting	42.3.1/197	Bruce Bisbano
15.	Pacific Natural 02-5717	15 Sparks Avenue	Exterior lighting & Re-roof	55/177	Bruce Bisbano
16.	Joe Donelan 02-5722	37 West Miacomet Road	Addition	81/147	MCA+
17.	Van Den Born 02-5725	2 Center Street (Sias)	Roofing, Paint Trim	73.2.4/2	Mark Avery
18.	Van Den Born 02-5724	6 Center Street (Sias)	Roofing, Paint Trim	71.1.3/31	Mark Avery
19.	Julie Killian 02-5736	159 A/B Main Street	Add Basement Windows (2)	41/288.2	LINK
20.	Brewster 35, LLC 02-5740	35 Brewster Road	Move off/Demo	54/86	LINK/ JB Studio
21.	Brewster 35, LLC 02-5741	35 Brewster Road	New Primary Dwelling	54/86	LINK/ JB Studio
22.	Brewster 35, LLC 02-5739	35 Brewster Road	Pool	54/86	LINK/ JB Studio
23.	C and S Cordts – Peace 02-5742	76 Pleasant Street	Addition to dwelling	55/367	JB Studio
24.	David and Janet Prill 02-5733	82 Pocomo Road	New Barn	15/35	Botticelli + Pohl
25.	Faro Strada LLC 02-5731	20 Sankaty Road	New Bike Shed	48/31	Botticelli + Pohl
26.	Boltic Ave, LLC 02-5744	8 Holly Street	Move or Demo MH	80/21	Normand Residential
27.	Boltic Ave, LLC 02-5749	8 Holly Street	Move of Demo Shed	80/21	Normand Residential

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28. Boltic Ave, LLC 02-5745	8 Holly Street	New Dwelling	80/21	Normand Residential
29. Boltic Ave, LLC 02-5746	8 Holly Street	New Cottage	80/21	Normand Residential
30. Boltic Ave, LLC 02-5747	8 Holly Street	New Cabana	80/21	Normand Residential
31. Boltic Ave, LLC 02-5748	8 Holly Street	Pool and Hardscaping	80/21	Normand Residential
32. Sankaty Bluff Grp. 02-5753	3 Reaper Circle	Pool and Hardscape	73/44	Ahern
33. 12 Federal St LLC 02-5752	12 Federal Street	Hardscape and Gate	42.3.1/127	Ahern
34. 265 Madaket Rd, LLC 02-5767	265 Madaket Road	Garage	59.4/319	Brook Meerbergen
35. 265 Madaket Rd, LLC 02-5766	265 Madaket Road	Pool and Hardscape	59.4/319	Brook Meerbergen
36. RGPD 02-5761	49 Beach Grass Road	New Dwelling	68/338	KOH
37. RGPD 02-5760	47 Beach Grass Road	New Dwelling	68/338	KOH
38. India and Rose Trust 02-5776	28 India Street	Addition	42.3.4/108	Botticelli + Pohl
39. 8 Walbang Nom. Trust 02-5773	8 Walbang Avenue	MH Revisions	82/146	Botticelli + Pohl
40. Cannonbury Ln Ptnrs, LLC 02-5765	3 Reaper Circle	New MH	73/44	Workshop / APD
41. Cannonbury Ln Ptnrs, LLC 02-5764	3 Reaper Circle	New Garage	73/44	Workshop / APD
42. Housing Nantucket 02-5770	31 Fairgrounds Road	Landscape Amenities	67/149	Jardins Intl.
43. 1 Caroline Way, LLC 02-5759	1 Caroline Way	New Shed	82/59	Vicente-Burn Arch.
44. N.T. Historical Assn 02-5779	7 Fair Street	Replace Windows	42.3.1/50	Linda Williams
45. Teal Szilkas Colliton TR 02-5784	44 Fair Street	Window Replacement	42.3.2/155	Linda Williams
46. K22S, LLC	126 Main Street	Move on site/Reno	42.3.3/98	Linda Williams
47. Nantucket Shire, LLC	30 Dukes Road	New Dwelling	56/189	Linda Williams
48. Nantucket Shire, LLC	30 Dukes Road	Move Shed and Addition	56/189	Linda Williams

IX. OLD BUSINESS 03/0822

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. 450 Green Park, LLC	2 Stone Alley	Adtn, Alteration foundation	42.3.1/103	Emeritus
2. Zero India, LLC	1 Cambridge Street	Reduce footprint & chng roof	42.3.1/130.2	Emeritus
3. James Gribbell 07-4236	2 Mulberry Lane	New garage studio	55.4.1/20	Thornewill Designs
4. 20A Bishop Rise, LLC	20A Bishop Rise	Rev. 01-5592: Main house	40/127	Linda Williams
5. 20A Bishop Rise, LLC	20A Bishop Rise	Rev. 01-5590: Garage/Apt	40/127	Linda Williams
6. 20B Bishop Rise, LLC	20B Bishop Rise	Rev.01-5591: Main house	40/127	Linda Williams
7. 20B Bishop Rise, LLC	20B Bishop Rise	Rev. 01-559?: Garage/Apt	40/127	Linda Williams
8. 4 Dolphin Ct, LLC 01-5574	4 Dolphin Court	Addition revision	42.4.1/65.2	Linda Williams
9. 36 Easton St Corp. 01-5520	36 Easton Street	2 nd floor deck rail change	42.1.4/19	EMDA
10. Michael Robinson	13 Fayette Street	Roof walk	42.3.2/28	Sanne Payne
11. Bluefin, LLC 11-5194	27 Ellen's Way	New Dwelling	81/180	Brook Meerbergen
12. Melissa Spruce 12-5439	21 Bank Street Sias	Renovation/Addition	73.1.3/57	Gryphon Architects
13. Ocean Dojo, LLC	22 Bartlett Road	New dwelling fenestration	65/76.1	BPC
14. Taco 1, LLC	20 Bartlett Road	New dwelling fenestration	65/76	BPC
15. Lloyd Realty, LLC 01-5600	7 Heather Lane	New dwelling	30/24.2	Sophie Metz
16. Andrew & Brooke Roger 01-5607	7E Lincoln Avenue	Driveway/Hardscape	42.4.1/18	Jardins Intl.

X. OTHER BUSINESS

Approved Minutes	None
Review Minutes	March 1 & 3, 2022
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting: Tuesday, March 15 @ 5:00 pm VIA ZOOM • Discussion of Advisory Board Review • Section 106 – Sunrise Wind Farm Project, intro • Discussion of additions and new dwellings added to the consent agenda • Review policy of Move/Demo hearings in relation to new dwellings • Hardscaping • Discussion of salvaging demolitions • Discussion of options for house moves
Commission Comments	None

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

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

Submitted by:
 Terry L. Norton