



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 ~~

Thursday April 1, 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, Welch, Dutra
Late Arrivals: McLaughlin, 2:14 p.m.
Early Departures: None

Agenda adopted by unanimous consent.

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

Roll-call Vote Carried 4-0//Thornewill, Camp, Coombs, and Pohl-aye

I. PUBLIC COMMENT

None

II. OLD BUSINESS 03/16/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	LBC Sconset, LLC 01-2762	9 Hawks Circle	New dwelling	74/37.1	JGG Architects
Voting	Pohl, Coombs, Camp, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Adam Davis, J. Graham Goldsmith Architects				
Public	None				
Concerns (1:03)	<p>Davis – Reviewed changes made per previous concerns.</p> <p>Backus – Read SAB comments: drop one or raise other of long ridge; like shingled railing; south elevation, right balcony smaller.</p> <p>Camp – Front elevation, clarified eave of center gable; prefers the gable forward; likes balustrades but likes shingle railing as well. This seems very large but it's a fine house.</p> <p>Coombs – Asked the length and height (80' long; 28'7" tall). Front elevation, prefers lighter open rails. Appreciates removing the roof walk. Rear elevation, the center sliding doors are approvable if not visible; open railings are better.</p> <p>Thornewill – Appreciates setting the deck into the porch roof on the front. Window over the rear gabled porch above the fireplace; that has no purpose and makes it too busy.</p> <p>Pohl – The rear is chaotic: different doors, windows, and roof pitches.</p>				
Motion	Motion to Approve through staff with rear elevation, left-gable window reduced to a 4-light window. (Coombs)				
Roll-call Vote	Carried 4-0//Camp, Thornewill, Coombs, and Pohl-aye			Certificate #	HDC2021-01-2762

2.	LBC Sconset LLC 03-3075	9 Hawks Circle	Guest House	74/37.1	JGG Architects
Voting	Pohl, Coombs, Camp, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Adam Davis, J. Graham Goldsmith Architects				
Public	None				
Concerns (1:21)	<p>Davis – Presented project with changes made per SAB comments; there will be a hedge along the road.</p> <p>Backus – Read SAB comments: the deck on the 2nd floor is atypical and visible from the road.</p> <p>Coombs – South elevation, asked how wide the decks are; they seem greater than 8'; remove smaller window in the 2nd floor gable and center the "A" window.</p> <p>Camp – Agrees with Ms. Coombs and SAB; the deck should be pulled into 8 feet.</p> <p>Thornewill – Agrees with the window change; the deck could be incorporated into a porch roof.</p> <p>Pohl – Agrees with Ms. Coombs.</p>				
Motion	Motion to Approve through staff with the east deck no more 8 feet deep and the south elevation, small gable window removed, and "A" window centered. (Coombs)				
Roll-call Vote	Carried 4-0//Thornewill, Camp, Coombs, and Pohl-aye			Certificate #	HDC2021-03-3075

VI. NEW BUSINESS 03/23/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Mark Canavan 03-3161	31 Woodbury Lane	Roof walk	41/276.3	Linda Williams
Voting	Pohl, Coombs, Camp, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Linda Williams				
Public	None				
Concerns (1:29)	<p>Williams – Presented project.</p> <p>Backus – Read HSAB comments: too wide, reduce away from dormers, prefer no skirt.</p> <p>Camp – No concerns except the skirt is drawn as panels.</p> <p>Thornewill – Agrees the roof walk should be reduced in length at least 1 foot each side.</p> <p>Coombs – Agrees; would prefer no skirt.</p> <p>Pohl – He understands the need for the skirt; there are plenty of skirts. He would prefer painted balusters and posts and natural infill.</p>				
Motion	Motion to Approve through staff with the roof walk reduced by 2 feet either side and the skirt natural to weather. (Coombs)				
Roll-call Vote	Carried 4-0//Camp, Thornewill, Coombs, and Pohl-aye			Certificate #	HDC2021-03-3161
2.	Darrell Ferguson 03-3151	28 Main Street, Sias	Pool and hardscape	73.3.1/47	Linda Williams
Voting	Pohl, Coombs, Camp, Thornewill				
Alternates	None				
Recused	None				
Documentation	None				
Representing	Linda Williams				
Public	None				
Concerns (1:35)	<p>Williams – Asked if it could be held for a 5-member board.</p> <p>Not opened at this time.</p>				
Motion	Motion to Hold for the beginning of April 6 meeting. (Coombs)				
Roll-call Vote	Carried 5-0//Camp, Thornewill, Coombs, and Pohl-aye			Certificate #	

3. Peter Garren	03-3279	36 Pocomo Road	Addition	14/79	NAG
Voting	Pohl, Coombs, Camp, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Steve Theroux, Nantucket Architectural Group				
Public	None				
Concerns (1:36)	<p>Theroux – Presented project; no visibility from the water.</p> <p>Thornewill – What will be visible is appropriate. The right balcony on the north might be visible. Roof walk looks long, and the top rail looks too tall.</p> <p>Camp – North elevation, the four small windows in the center mass 2nd-floor would be better as double hungs; doesn't look like the front with the triple French doors; far left 4-light looks random.</p> <p>Coombs – North elevation, the far-left window should be the same size as the 6-over-1 windows. A roof walk is supposed to be 1/3rd the area of the roof it sits on; it should be reduced 1' each side. Okay with the front French doors due to lack of visibility.</p>				
Motion	Motion to Approve through staff with the removal of the north elevation far-left 4-light and reducing the roof walk 1' each side; anomalies are allowed due to lack of visibility. (Coombs)				
Roll-call Vote	Carried 4-0//Camp, Thornewill, Coombs, and Pohl-aye			Certificate #	HDC2021-03-3279
4. Peter Garren	03-3155	36 Pocomo Road	Hardscape	14/79	NAG
Voting	Pohl, Coombs, Camp, Thornewill				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Steve Theroux, Nantucket Architectural Group				
Public	None				
Concerns (1:48)	<p>Theroux – Presented project; will raise the grade at the deck to make it work.</p> <p>Camp – With the deck railing brought to code, she'd be okay due to lack of visibility.</p> <p>Coombs – Either raise the grade or increase the deck railing.</p> <p>Thornewill – No concerns.</p> <p>Pohl – There is more than a 30" drop from the deck to grade; the railing is not to code.</p>				
Motion	Motion to Approve through staff with the grade changed to bring the deck into code. (Camp)				
Roll-call Vote	Carried 4-0//Thornewill, Coombs, Camp, and Pohl-aye			Certificate #	HDC2021-03-3155
5. Russell Simpson	03-3276	22 Bailey Road	Door change	55/504	Self
Voting	Pohl, Coombs, Camp, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	None				
Public	None				
Concerns (1:55)	<p>Flynn – Asking for a board and batten door that will be Hamilton blue on a cabana.</p> <p>Pohl – This isn't easy; we need Mr. Simpson.</p>				
Motion	Motion to Hold for representation. (Camp)				
Roll-call Vote	Carried 4-0//Coombs, Thornewill, Camp, and Pohl-aye			Certificate #	
6. Back 41, LLC	03-3154	105 Tom Nevers Road	New dwelling	91/25	CWA
Voting	Pohl, Coombs, Camp, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Chip Webster, Chip Webster Associates				
Public	Kerry Ann Leddy, 4 Van Fleet Circle				
Concerns (1:57)	<p>Webster – Presented project; the existing house has been approved for a move off; 28' tall.</p> <p>Pohl – This is a full 2 stories all the way around; the north and south are most evident of this; would like to see some lower elements.</p> <p>Leddy – Likes the design but this will be huge.</p> <p>Thornewill – Bring the soffits down a bit; the 2nd floor would be visible; the 2nd-floor plate could come down.</p> <p>Coombs – It does need some 1.5-story elements, especially the wings; there's room to drop it down.</p> <p>Camp – Wants to view this.</p>				
Motion	Motion to View and hold for revisions. (Coombs)				
Roll-call Vote	Carried 4-0//Camp, Thornewill, Coombs, and Pohl-aye			Certificate #	

7.	87 Eel Point Rd RT 03-3283	87 Eel Point Road	Move building	32/11	Mark Cutone Arch
Voting	Pohl, Coombs, Camp, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Mark Cutone, Mark Cutone Architecture				
Public	None				
Concerns (2:05)	<p>Cutone – Moving on site toward the road due to erosion; it is now 250 feet from the road; it will be 150 feet.</p> <p>Thornewill – This is a good idea; they will have to take this up with the Conservation Commission.</p> <p>Camp – Okay with moving it away from the eroding bank.</p> <p>Coombs – Agrees.</p> <p>Pohl – The house is moving back but a pool and cabana will go in its place.</p>				
Motion	Motion to Approve as submitted. (Camp)				
Roll-call Vote	Carried 4-0//Coombs, Thornewill, Camp, and Pohl-aye			Certificate #	HDC2021-03-3283
8.	87 Eel Point Rd RT 03-3284	87 Eel Point Road	Pool	32/11	Mark Cutone Arch
Voting	Pohl, Coombs, Camp, Thornewill				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Mark Cutone, Mark Cutone Architecture				
Public	None				
Concerns (2:11)	<p>Cutone – Presented project.</p> <p>Camp – Would like to see it reduced to 40' long.</p> <p>Thornewill – This won't be visible.</p> <p>Coombs – It would be better for the area if it were 40X18.</p> <p>Pohl – Length is immaterial; this will not be visible.</p>				
Motion	Motion to Approve as submitted. (Camp)				
Roll-call Vote	Carried 4-0//Thornewill, Coombs, Camp, and Pohl-aye			Certificate #	HDC2021-03-3284
9.	87 Eel Point Rd RT 03-3285	87 Eel Point Road	Pool cabana	32/11	Mark Cutone Arch
Voting	Pohl, Coombs, Camp, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Mark Cutone, Mark Cutone Architecture				
Public	None				
Concerns (2:15)	<p>Cutone – Presented project; trim white with pergola natural to weather; 17' tall; this will provide additional screening for the pool.</p> <p>No concerns.</p>				
Motion	Motion to Approve as submitted. (Coombs)				
Roll-call Vote	Carried 4-0//Camp, Thornewill, Coombs, and Pohl-aye			Certificate #	HDC2021-03-3285
10.	Maryann Wasik 03-3274	4 Hussey Farm Road	Rooftop solar	56/84.4	Cotuit Solar
Voting	Pohl, Coombs, McLaughlin, Camp, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historic documentation.				
Representing	Karen Alence, Cotuit Solar				
Public	None				
Concerns (2:17)	<p>Alence – Presented project; no visibility from Hussey Farm Road and very minimal from Hummock Pond Road.</p> <p>No concerns.</p>				
Motion	Motion to Approve as submitted. (Coombs)				
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Thornewill, Coombs, and Pohl-aye			Certificate #	HDC2021-03-3274

Rest held for April 6 meeting

11.	Douglas Self 03-3267	3 Martins Lane	Fence and hardscape	42.3.2/133	Ahern, LLC
12.	Roberta Brown 03-3153	9 Beach Street	Studio	73.1.3/24	Topham Design
13.	Karli Hagedorn 03-3263	34 West Chester Street	Replace windows/roof	41/31	Normand Residential
14.	Erin Wilson 03-3208	8 East Dover Street	Hardscape	55.1.4/27	Alexandria Cashion
15.	Erin Wilson 03-3179	8 East Dover Street	Deck	55.1.4/27	Alexandria Cashion
16.	Jasper N.T. 03-3152	80 Millbrook Road	Pool and hardscape	40/79.1	Edgewater
17.	NIR Retail LLC – Tavern 03-3212	Straight Wharf	Vinyl shades	42.2.1/1	Linda Williams
18.	17 Avenue RT 03-3260	17 Lincoln Avenue	Garage	30/118	Botticelli + Pohl
19.	Richard O’Leary 03-3253	7 Packet Drive	Pool house	74/18	EMDA
20.	EZIA Athletic Club 03-3258	117 Orange Street	Commercial deck	55/377	EMDA
21.	Tim & Jill Vieth 03-3196	3 Gladlands Avenue	Move/demo dwelling	80/234	Emeritus
22.	Catherine Raphael 03-3210	26A Miacomet Road	Rooftop solar	67/336.5	ACK Smart
23.	James Wilson 03-3211	1 Appleton Road	Rooftop solar	66/388	ACK Smart
24.	Margaret Owen 03-3209	16 Golfview Drive	Rooftop solar	66/188	ACK Smart
25.	Philip Bloom 03-3247	9 Lily Street	Fenest/dormer/shutters	42.3.4/49	Linda Williams
26.	Luis Daniel Xavier 03-3275	5 Black Fish Lane	Pool and hardscape	73/126	CWA
27.	Randy Sharp 03-3236	49 Meadow View Drive	New dwelling	56/390	Thornewill Design
28.	Nathan Cressman 03-3280	7 Weetamo Road	Addition/alteration	15/48	BPC
29.	MAG Ventures 03-3168	30 Devon Street	MH new dwelling	76.4.2/1	JB Studio
30.	MAG Ventures 03-3252	30 Devon Street	GH new dwelling	76.4.2/1	JB Studio
31.	MAG Ventures 03-3169	30 Devon Street	Pool	76.4.2/1	JB Studio
32.	Peter Kaizer 03-3278	6 Nobadeer Avenue	New dwelling	80/37.2	Self
33.	Peter Kaizer 03-3238	5 Weweeder Avenue	New dwelling	80/37.1	Self
34.	3 Pleasant St Trust 03-3203	3 Pleasant Street	Rev 12-2583: hardscape	42.3.3/155	Sunset Ridge
35.	Dyson Brendon C Trst 03-3187	10 North Water Street	Demo existing chimney	42.4.2/23	Emeritus
36.	Patrick Patterson 03-3205	3 First Way	New garage	55/236	Val Oliver Design
37.	Gary Winn 03-3206	25 North Water Street	Fence/gate	42.4.2/2.1	BPC
38.	Karen Urban 03-3216	33 Main Street, Sias	Pool	73.4.2/34	David Troast
39.	53 Vestal St ACK LLC 03-3255	53 Vestal Street	Add covered porch	41/185.3	Shelter 7 LLC
40.	53 Vestal St ACK LLC 03-3257	53 Vestal Street	New cabana/porch	41/185.3	Shelter 7 LLC
41.	53 Vestal St ACK LLC 03-3259	53 Vestal Street	Retaining walls	41/185.3	Shelter 7 LLC
42.	Chris Skehel 03-3239	61A Cato Lane	New garage w/ apartment	56/49	LINK
43.	Sally Siebold 03-3254	16 Wanncomet Road	New pool/patio	40/25.3	LINK
44.	2A Evergreen Way Trst 03-3237	2A Evergreen Way	Rev2347:rfwalk/wnd/dr	68/700.1	LINK
45.	Walter J. Glowacki 03-3191	5 Meader Street	Move on shed	42.2.3/40	Structures Unlimited
46.	Hulbert ACK LLC 03-3261	2 Hulbert Avenue	Add granite curbing	42.1.4/2.1	Atlantic Landscaping
47.	Eric Needleman 03-3276	6 Macy Road	Pool and hardscape	60/144	Atlantic Landscaping
48.	Michael A Bass Trst 03-3245	154 Cliff Road	Hardscape revisions	41/73	Atlantic Landscaping
49.	Gary Creem 03-3265	6 + 8 Hydrangea Lane	Pool and hardscape	73/87 + 88	Atlantic Landscaping
50.	11 India St LLC 03-3266	11 India Street	Deck/patio	42.3.1/122.2	Ahern, LLC
51.	Horchow Family Trust 03-3190	27 East Tristram Avenue	Addition	31/2	Emeritus
52.	Andrew Reger 03-3241	7 East Lincoln Avenue	Garage	42.4.1/8	Emeritus
53.	Curren Huyser 03-3193	69 Surfside Road	Rev 09-1800; stor fac	67/230	Emeritus
54.	11 India St LLC 03-3240	29 Centre Street	Rev 10-2061: fenest	42.3.1/122.2	Emeritus
55.	Zero India St LLC 03-3268	1 Cambridge Street	Addition	42.3.1/130.2	Emeritus
56.	Isaac Ro 03-3270	40 Cannonbury Lane	New dwelling	73/28	Workshop APD
57.	Isaac Ro 03-3271	40 Cannonbury Lane	Garage	73/28	Workshop APD
58.	Isaac Ro 03-3272	40 Cannonbury Lane	Pool	73/28	Ahern, LLC
59.	7 New Street LLC 03-3290	7 New Street	MH + garage connector	55.4.1/37	Workshop APD
60.	7 New Street LLC 03-3288	7 New Street	Rev39513:2 nd DU fenest	55.4.1/37	Workshop APD
61.	7 New Street LLC 03-3286	7 New Street	New studio	55.4.1/37	Workshop APD

VII. OLD BUSINESS (03/30/21)

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	14 Lowell Place LLC 10-2188	14 Lowell Place	New dwelling	41/164	Emeritus
2.	Alex Karis 02-2862	11 Mill Hill Lane	New 2 nd Dwelling	55/924	Brook Meerbergen
3.	Alex Karis 02-2962	11 Mill Hill Lane	Pool and hardscape	55/924	Brook Meerbergen
4.	George Balboa 03-3087	71R Cliff Road	New dwelling	30/160.1	Brook Meerbergen
5.	George Balboa 03-3100	71R Cliff Road	Studio	30/160.1	Brook Meerbergen
6.	George Balboa 03-3102	71R Cliff Road	Pool	30/160.1	Brook Meerbergen
7.	4 Ahab Rd LLC 03-3072	41 Wauwinet Road	New dwelling	20/7	Thornewill Design
8.	Paul Gray 02-3060	9 Coffin Street, Sias	Addition	73.4.1/15	SMRD
9.	Derek Till 02-2944	86 Quidnet Street	Reno and addition	21/102	L. Williams/NAG

10.	3 Mary Ann Drive LLC 01-2772	3 Mary Ann Drive	Rev 71596: garage door	68/214	M. Cutone Architecture
11.	7 Starbuck Court LLC 01-2818	7 Starbuck Court	Rev 1451: raise/new fndtn	42.3.3/80	M. Cutone Architecture
12.	EBWC LLC	4 Lincoln Avenue	Garage	30/151	Botticelli + Pohl
13.	4EW LLC	4 Ellen's Way	New dwelling	81/171	Brook Meerbergen
14.	4EW LLC	4 Ellen's Way	Garage/studio	81/171	Brook Meerbergen
15.	4EW LLC	4 Ellen's Way	Pool and hardscape	81/171	Brook Meerbergen
16.	Paul Piccirillo 10-2053	6 Baltimore Road	New dwelling	60/106	Val Oliver Design

VIII. OTHER BUSINESS	
Approved Minutes	None
Review Minutes	March 23, 2021
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting- Tuesday 04/06/21 at 4:30pm • Discussion of Resilient Nantucket meeting • Grey shingles in the OHD/SOHD • 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	

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 2:21 p.m. (Coombs)**
 Roll-call Vote Carried 5-0//Camp, McLaughlin, Thornewill, Coombs, and Pohl-aye

Submitted by:
 Terry L. Norton

Historic Structures Advisory Board
 Scosnet Advisory Board
 Madaket Advisory Board