



# HISTORIC DISTRICT COMMISSION REGULAR MEETING

2 Fairgrounds Road  
Nantucket, Massachusetts 02554  
[www.nantucket-ma.gov](http://www.nantucket-ma.gov)

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

~~ MINUTES ~~

**Tuesday, May 24, 2022**

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

Called to order at 5:01 pm. and announcements by Mr. Pohl

Staff in attendance: Holly Backus, Preservation Planner; Esmeralda Martinez, HDC Compliance Coordinator; Adrian Rodriguez, Administrative Specialist; Nickesha Sheriff, Administrative Specialist; Terry Norton, Town Minutes Taker

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

Remote Participants: None

Absent Members: Dutra

Late Arrivals: None

Early Departures: Coombs, 9:00 pm

Adoption of Agenda.

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

Roll-call vote Carried unanimously

Commission **Welch** – On Tuesday, May 31, the HDC will be convening for business at 6 pm at the Veterans of Foreign Wars to

Comments ratify the appointment of John McLaughlin as Commissioner Emeritus. He served the HDC for more than 50 years.

## I. PUBLIC COMMENT

1. None

## II. DISCUSSION

1. Sign Advisory Council, Faux Flowers Arrangements

Speakers Ben Normand, Sign Advisory Council (SAC)  
Kevin Kuester, SAC  
Hafsa Lewis, Floral business owner

Concerns **Normand** – Last year we had a couple of faux floral arrangements sprout up; this year they are all over the place. SAC is asking if this is an issue and if so, architectural or sign.

**Kuester** – The definition for a sign includes a list of things to include, “any device that attracts attention.” This definitely does that and isn’t different from banners or flags. SAC is willing to take it on, but since it’s attached to the architecture, we are looking to hear from HDC. Each business is allowed 2 signs; now you are starting to see all kinds of things. These arrangements are not natural flowers and have the potential of being permanent.

**Pohl** – Since this surfaced, he’s given it thought. He feels these are comparable to the strings little lights in windows that showed up several years ago. We have to factor in if it’s to be considered a permanent or temporary sign.

**Lewis** – Some of these images are of my work. I’m advocating for allowing the floral installations to be affixed to the exterior of the building. The materials I use are biodegradable and look like real flowers; and we first get permission from the property and business owners. She feels restricting or limiting the use of silk florals goes against many Island celebrations and should be equated to art.

**Oliver** – She appreciates the business, but this warrants discussion from the HDC and our subcommittees. We limit the use of banners, bunting, holiday lights, and Daffodil Weekend decorations. Window boxes make sense; but a free flowing “art” piece is another matter.

**Welch** – Going forward and for there to be a determination given the prevalence of these and for the decision to be legally tenable, we should remand this to the SAC looking for guidelines and appropriateness recommendations arising out of a public hearing process. Without having studied the items, he would recommend consideration of color, material, appropriateness, and the appropriate extent of time in place. This isn’t a simple subject. We should limit the number of “baubles” used by businesses. People can be put on notice that this could be potentially regulated.

**Coombs** – In the past, we’ve had incidents of signage that were posters, photos, and TVs in windows. If these were naturally growing flowers, that would be one thing; however, these are faux flowers and should be studied so they don’t become overly prolific.

**Camp** – For her, this is yes or no. She doesn’t support this in the old historic district (OHD). She likes the idea of this going back to the SAC for their review.

**Pohl** – A lot of this can be dealt with if it’s done in a temporary way, reviewed by the HDC, and a sunset date set. Flowers don’t say what you sell, it’s just an ornament. It’s just art but he’d like the board to be in control of this through the application process and as temporary installations. If it plugs the product being sold, it’s a sign.

**Kuester** – SAC defined what is a sign. We're ready to accept these as applications; but for that to happen, it's the HDC's decision. When our guidelines were last updated, there was a public hearing of the guidelines, which were vetted by Town Counsel. Since these are affixed to the building, SAC feels it is a sign.

**Welch** – The important aspect is that SAC has jurisdiction; however, he doesn't believe a decision is legal and tenable if the matter isn't addressed in public hearing. The rules as they appear, are geared toward traditional signs; this is not that animal. He is asking for simple guidelines, in fairness to other businesses, with the process being fair and open.

**Oliver** – It seems to her, the extra ornamentation in other situations is short-term and tied to an event, then goes away. It shouldn't be there in perpetuity like a sign.

**Lewis** – She feels it's a subjective decision regarding the flowers. She doesn't think these have anything to do with a sign. The opinion of our small businesses should be allowed to weigh in on this. There are 3 other people responsible for the installations referenced in the photos. Public opinion in this is essential. She feels though these are silk, they should be considered like real flowers.

**Backus** – This is new, she'd like to see if there are other jurisdiction that have the same concept from a regulation perspective. Also agrees on the need for public process.

**Pohl** – It would be productive for Ms. Lewis to meet with the SAC. The SAC should put it on their agenda and hold a public hearing.

**No action at this time.**

Motion

Vote

N/A

2. Wind Turbines

Speakers

Val Oliver, President of Nantucket Residents Against Turbines (ACKRATs)

Amy DiSibio, ACKRATs

Veronica Bonnet, ACKRATs

Concerns

**Oliver** – The public didn't have a lot of chances to weigh in on the Vineyard Wind installation. She wants to have a discussion this time. This is a visual item that will affect the Island. We have an opportunity to decide how we want to take a stand on this. HDC's input is critical as a steward of the Island's National Historic Landmark (NHL) status. Turbines, which will be close to 1000 feet tall with lights 14 miles off our shore, are a concern. She feels Nantucket is being used as a guinea pig for this process. Everyone needs to look at this carefully and make statements to our 106 Representative, Diane Coombs. We need to be more aggressive and demand protections. Other places have successfully advocated for wind turbines to be pushed farther out to sea. She doesn't think the money will save our NHL status or protect the Island's tourism industry. This should be a public process.

**Desibio** – It's hard for people to understand this is really happening. The Maria Mitchell, Nantucket Preservation Trust (NPT), and Select Board signed an agreement not to paint the Vineyard Wind project in a negative light. These are going to be an eyesore, and the view from our beaches should be preserved. She hopes the HDC will push back on this.

**Bonnet** – The visual representation was provided by Mayflower Wind to the Bureau of Ocean Energy Management (BOEM). Other communities and organizations have gotten agreements to have them no less than 20 miles from shore.

**Oliver** – No one has discussed the substation platforms, which are permanent until the project is over. Mayflower Wind will probably be the closest to us with the greatest visual impact. The next step would be for HDC to discuss and draft a memo of concerns. What happens in Federal waters will impact the Island.

**Backus** – There is a push to give Nantucket Sound historical landmark status; that's State water. What's happening is in Federal waters; each State must come to the table and the 106 process is very intense for every Federal agency, which are required to go through the process. As a NHL, every Federal undertaking should do no harm; therefore there mitigation is required. One of the Expert Counsel who took part in the Save Our Sound (SOS) fight, also represents other State organizations. There are different proposed windfarms; though we have a good neighbor agreement with Vineyard Wind, we don't have if with the other projects. It is intimidating to push BOEM to follow the NHL process; that is the job of our Expert Counsel.

**Welch** – He was the HDC 106 Representative for Vineyard Wind; it's important for HDC to have a clear understanding of what would be in keeping with the Good-Neighbor Policy. Once we have clear direction on what is or isn't a violation, he will speak qualitatively.

**Coombs** – We were offered money to "sell our view"; there's nothing to show what they paid us and what happens if the project fails. When she asks that question, she's told the information is classified.

**Pohl** – We made the agreement with Vineyard Wind but not with the other projects. We'll have to go into a negotiation process as each project comes forward.

**Oliver** – We need to weight in as a group about how we want to be represented. Suggested an executive session.

**Backus** – We have expert counsel because of all the areas impacted; there's a lot for the Town staff to monitor through the permitting process. Explained why some of the information is classified confidential or sensitive.

**Welch** – Asked for a written report from Ms. Coombs on what is happening in the 106 meetings in the event we can't get to it during a meeting. It's not fair to be saying that Nantucket sold its view; we had engaged Expert Counsel who is involved in this arena of law and told us this would pass. A determination was made to support the project and accept money when it became apparent that mitigation would not be offered that some felt appropriate.

**Pohl** – It would be good to have an update and to reconvene on this once we have more information. He'd like to know to whom we would address our concerns.

Motion

**Motion to Request counsel to provide in writing the most expansive opinion of HDC comments on wind projects. (Welch)**

Vote

Carried unanimously

**III. SIGNS**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. NIR 05-6324	9 South Beach Street	Wall sign	42.4.2/58	Sign Here
2. NIR 05-6323	9 South Beach Street	Wall sign	42.4.2/58	Sign Here
Voting	Pohl, Camp, Coombs, Oliver, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Sign design plans, site plans, photos, and advisory comments.			
Representing	None			
Sign Advisory	None			
Concerns	<b>Sheriff</b> – SAC recommend these be held.			
Motion	<b>Motion to Hold Items 1&amp;2. (Coombs)</b>			
Vote	Carried unanimously		Certificate #	
3. Bill Cassidy 05-6325	26 Easy Street	New sign	42.4.2/23	Dan Lamaitre
4. NIR 05-6374	25 Centre Street	Projecting sign	42.3.1/166	Cory & Piper
5. Clack, LLC 05-6326	33 Main Street	Temporary sign	42.3.1/211	Lauren Filippone
Voting	Pohl, Camp, Coombs, Oliver, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Sign design plans, site plans, photos, and advisory comments.			
Representing	None			
Sign Advisory	None			
Concerns	<b>Sheriff</b> – Items 3-5 are approvable.			
Motion	<b>Motion to Approve Items 3, 4, &amp; 5. (Coombs)</b>			
Vote	Carried unanimously		Certificate #	<b>HDC2022-(as noted)</b>
6. NIR 05-6337	18 Federal Street	Projecting sign	42.3.1/72	Rich Amsinger
Voting	Pohl, Camp, Coombs, Oliver, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Sign design plans, site plans, photos, and advisory comments.			
Representing	None			
Sign Advisory	None			
Concerns	<b>Sheriff</b> – SAC recommend this be held.			
Motion	<b>Motion to Hold. (Coombs)</b>			
Vote	Carried unanimously		Certificate #	

**III. CONSENTS**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Chris Loftus 05-6384	8½ Evergreen Way	Rev. 07-4206: cottage	68/703.1	Linda Williams
2. 59 S Shore Rd NT 05-6388	59 South Shore Road	Hardscape & spa	80/308	Cottage & Castle Inc.
3. N.H.A. 04-6192	89 A & B Bartlett Road	Roof Replacement	66/410	Jim Lydon
Voting	Pohl, Camp, Coombs, Oliver, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	No concerns.			
Motion	<b>Motion to Approve. (Welch)</b>			
Vote	Carried unanimously		Certificate #	<b>HDC2022-(as noted)</b>

**VI. OLD BUSINESS 04/19/2022**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Ocean Dojo, LLC <b>03-5847</b>	20 Bartlett Farm Road	Pool & hardscape	65/76	Atlantic Landscape
Voting	Pohl, Camp, Coombs, Thornewill, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Lindsay Congleton, Atlantic Landscaping,				
Public	None				
Concerns (6:25)	<b>Congleton</b> – Reviewed additional information submitted per previous concerns on visibility; will supplement existing vegetation. <b>Camp</b> – Her concern is privet is an inadequate screen; there should be a row of evergreen. <b>Thornewill</b> – The thick growth needs to be maintained to hide the lawn and pool from cars coming around the corner. <b>Welch</b> – He agrees with comments made. It would be more appropriate to pull the pool away from the road by rotating it along the property line with indigenous plant materials along Bartlett Farm Road. This corner gets very heavy traffic in the summer. <b>Coombs</b> – Agrees about screening with indigenous vegetation instead of a privet hedge. Also agrees about turning the pool. <b>Pohl</b> – He agrees about the vegetative screen being native, natural, and evergreen.				
Motion	<b>Motion to Hold for revisions. (Camp)</b>				
Vote	Carried unanimously			Certificate #	

**VII. NEW BUSINESS 04/26/2022**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Marty McGowan <b>04-6162</b>	42 Easton Street	Hardscape	42.4.1/21	Linda Williams
Voting	Pohl, Camp, Coombs, Oliver, Welch				
Alternates	Thornewill				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (6:36)	Not opened at this time.				
Motion	<b>Motion to Hold for representation. (Coombs)</b>				
Vote	Carried unanimously			Certificate #	
2.	High Tide Partners, LLC <b>04-6196</b>	26 Douglas Way	New Dwelling	39/41	BPC
Voting	Pohl, Camp, Coombs, Oliver, Thornewill				
Alternates	Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Joe Paul, BPC				
Public	None				
Concerns (6:37)	<b>Paul</b> – Presented project and topography; 61000 square feet of the lot is subject to the Massachusetts Endangered Species Act (MESA) constraints. <b>Oliver</b> – She appreciates the 1.5- & 1-story masses. Concerned about the large “J” windows and asked what the material is for the connector. This is larger on the ground than any other structure in the area. Also concerned about the amount of retainage that will be necessary. <b>Thornewill</b> – The finished floor is 3’ above grade; if it comes down to grade, not so much retainage will be necessary. Appreciates the stepping down from 2 stories. Shares Ms. Oliver’s concerns. <b>Coombs</b> – Questions the material on the wall of the two big “J” windows. The south elevation is very busy; left element windows should be separated to align under the 3 <sup>rd</sup> -floor windows. Feels 29’ is too tall for the area; this is a very large building and will be very visible. North elevation, the left 1-story element bank of 4 doors/windows should look like doors or windows. This has a lot of very large windows on the north and south that should be reduced. The roof walk makes the 29’ ridge look even taller; suggested putting on the secondary mass. <b>Camp</b> – This is on the highest point of the site. The 1.5 story works well with the 1-story; however, the 2-story main mass seems out of place; suggested bringing it all down to 1.5 stories. Okay with the modern elements because they won’t be visible. <b>Pohl</b> – He likes everything on the left including the knuckle connector. The “farmhouse” element doesn’t look like a farmhouse connected to the barn because they don’t meld. The “barn” section should appear more barnlike with fenestration reflecting the main house.				
Motion	<b>Motion to Hold for revisions. (Camp)</b>				
Vote	Carried unanimously			Certificate #	

3. High Tide Partners, LLC **04-6198** 26 Douglas Way Garage/apartment 39/41 BPC  
 Voting Pohl, Camp, Coombs, Oliver, Thornewill  
 Alternates Welch  
 Recused None  
 Documentation Architectural elevation plans, site plan, and photos.  
 Representing Joe Paul, BPC  
 Public None  
 Concerns (7:02) **Paul** – Presented project; fenestration blue and trim is Dove grey.

**Oliver** – Likes this; the cupola isn't on the drawings so is not up for review.  
 Consensus agrees.

Discussion about the color pallet.

Motion **Motion to Hold for color samples. (Camp)**

Vote Carried unanimously Certificate #

4. High Tide Partners, LLC **04-6172** 26 Douglas Way Shed 39/41 BPC

5. High Tide Partners, LLC **04-6173** 26 Douglas Way Gazebo 39/41 BPC

6. High Tide Partners, LLC **04-6197** 26 Douglas Way Pool 39/41 BPC

Voting Pohl, Camp, Coombs, Oliver, Thornewill

Alternates Welch

Recused None

Documentation Landscape design plans, site plan, and photos.

Representing Joe Paul, BPC

Public None

Concerns (1:15) **Paul** – Asked these be held because of possible changes in topography.

Motion **Motion to Hold to track with the main house. (Camp)**

Vote Carried unanimously Certificate #

7. High Cliff Trust **04-6202** 11 East Hallowell Lane Addition/Reno 30/17 Botticelli + Pohl

8. High Cliff Trust **04-6191** 11 East Hallowell Lane New Garage 30/17 Botticelli + Pohl

Voting Camp (acting chair), Coombs, Oliver, Welch, Thornewill

Alternates None

Recused Pohl

Documentation None

Representing None

Public None

Concerns (7:07) **Pohl** – These are to be held.

Motion **Motion to Hold at representative's request. (Coombs)**

Vote Carried unanimously Certificate #

9. John H Reilly Trust **04-6201** 113 Main Street Hrdscp: drive, fence, gates 42.3.3/105 Jardins Intl

Voting Pohl, Camp, Coombs, Oliver, Welch

Alternates Dutra, Thornewill

Recused None

Documentation Landscape design plans, site plan, photos, historic documentation, and advisory comments.

Representing Elisabeth O'Rourke, Jardins International

Public None

Concerns (7:24) (7:07) Held for representation.

**O'Rourke** – Presented project.

**Backus** – Read HSAB comments 5/2: Generally ok but would rather not have the tall fence extended closer to Main Street. Asked if any exterior lighting is proposed.

Circa 1834 for David Paddock. Historic structure information should be on the applications. Agrees about the tall fence extending close to Main Street; a Type II picket would be more appropriate. Asked the size of the parking; needs to comply with bylaw 24.1 and might require Department of Public Works (DPW) approval.

**Camp** – The side fence should remain picket at the corner, not be a 3' solid board.

**Coombs** – Agrees.

**Welch** – Suggested a shadow-box picket instead of solid board.

**Oliver** – It should remain picket.

Motion **Motion to Approve through staff with Type II white picket. (Welch)**

Vote Carried unanimously Certificate # **HDC2022-04-6201**

<b>10. John H Reilly Trust 04-6200</b>	<b>1 Howard Street</b>	<b>Landscape amenities</b>	<b>42.3.3/106</b>	<b>Jardins Intl</b>
Voting	Pohl, Camp, Coombs, Oliver, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Landscape design plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Elisabeth O'Rourke, Jardins International			
Public	None			
Concerns (7:33')	(7:07) Held for representation. <b>O'Rourke</b> – Presented project. <b>Backus</b> – Read HSAB comments 5/2: Generally ok but wondering if the curved curb line is being straightened. The meter should be boxed in. Asked location of the air-conditioning units (AC) if there is any proposed exterior lighting. Circa 1930; should reach out to DPW. <b>Camp</b> – You can't see this. <b>Welch</b> – What you can see is good. <b>Oliver</b> – No concerns. <b>Coombs</b> – No concerns.			
Motion	<b>Motion to Approve as submitted. (Welch)</b>			
Vote	Carried unanimously	Certificate #	<b>HDC2022-04-6200</b>	
<b>11. Stephen Cherner 04-6199</b>	<b>196 Hummock Pond Rd</b>	<b>New Dwelling</b>	<b>65/30</b>	<b>Shelter 7</b>
Voting	Pohl, Camp, Coombs, Oliver, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Jason Olbres, Shelter 7			
Public	None			
Concerns (7:08)	<b>Olbres</b> – Presented project; building envelope and basement elevation set by the Conservation Commission; from grade the ridge is 27'6"; grey sash and trim. <b>Welch</b> – Okay with architecture. Concerned with the grade change and amount of fill. <b>Camp</b> – She agrees. Wants to ensure they can build this on that lot with the wetlands. <b>Coombs</b> – Architecture is fine. <b>Oliver</b> – No concerns. <b>Pohl</b> – His concern is with the aggressive grade increase because of the requirement for 2'-separation from ground water. The neighbor's high point is elevation 17; this house sits at elevation 20.			
Motion	<b>Motion to View with the front corners staked out. (Welch)</b>			
Vote	Carried unanimously	Certificate #		
<b>12. NOTSOEASY, LLC 04-6205</b>	<b>26 Easy Street</b>	<b>Curb Change</b>	<b>42.4.2/23</b>	<b>Emeritus</b>
Voting	Pohl, Camp, Coombs, Oliver, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Landscape design plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Matt MacEachern, Emeritus Development Billy Cassidy			
Public	None			
Concerns (7:36)	<b>MacEachern</b> – Presented project; Traffic Safety Workgroup and DPW endorsed the move. <b>Cassidy</b> – All the existing curbing is concrete; he's planning to use old granite curbing. <b>Backus</b> – Read HSAB comments 5/9: Apron should be no deeper than sidewalk. Gravel should be natural stone color. Existing structure is circa 1940s; this is great from a planning perspective; suggested the material from the removed curb cut should be reused for the new one. The granite the Land Bank used was approved by the HDC. <b>Camp</b> – She agrees with HSAB and reusing the original curb cut material. <b>Coombs</b> – Agrees. <b>Welch</b> – We are not looking at a typical 2' flare radius. Likes the use of old granite curbing or to match what is being used.			
Motion	<b>Motion to Approve through staff with the annotation that the 2' radius may be replace with a historically sensitive alternate; granite curbstone to reasonably match what's used on Oak Street; and the apron is only the width of the sidewalk. (Welch)</b>			
Vote	Carried unanimously	Certificate #	<b>HDC2022-04-6205</b>	

<b>13. Amanda &amp; Kevin Jacobs 04-6225</b>		<b>4 Rays Court</b>	<b>Garage Studio Demo</b>	<b>42.3.2/3</b>	<b>Design Assoc Inc.</b>
Voting	Pohl, Camp, Coombs, Welch, Thornewill				
Alternates	(Oliver break)				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Chris Dallmus, Design Associates Inc.				
Public	None				
Concerns (7:46)	<p><b>Dallmus</b> – Presented project; circa 2000.</p> <p><b>Backus</b> – Read HSAB comments 5/9: No concerns.</p> <p>Concurs circa 2000; requests this go through the typical demo-move process with Planning.</p> <p>No concerns.</p>				
Motion	<b>Motion to Approve as a move-off/demolition. (Thornewill)</b>				
Vote	Carried unanimously			Certificate #	<b>HDC2022-04-6225</b>
<b>14. Amanda &amp; Kevin Jacobs 04-6226</b>		<b>4 Rays Court</b>	<b>Addition/Historical Reno</b>	<b>42.3.2/3</b>	<b>Design Assoc Inc.</b>
Voting	Pohl, Camp, Coombs, Welch, Thornewill				
Alternates	(Oliver break)				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Chris Dallmus, Design Associates Inc.				
Public	Linda Williams				
Concerns (7:49)	<p><b>Dallmus</b> – Presented project; circa 1797; reviewed Brian Pfeifer’s historic assessment.</p> <p><b>Backus</b> – Read HSAB comments 5/2: The addition to the south is unusually wide for a rear ell, and the new ridge should drop below the line of the existing ridge; it should be a symmetrical gable. Narrowing the rear addition to the edge of the existing winder stair dormer would improve the proportions of the rear addition and drop the ridge a couple feet below the main ridge. The shed roof on the back of the garage sits too high up on the rear roof slope creating an awkward broken back. The exterior fireplace is very visible from Judith Chase Lane and not appropriate. The 2<sup>nd</sup>-floor deck is also very visible. Changing the west elevation 12-over-12 to a 9-over-9 is not needed and unnecessarily disturbs existing fabric; the 12-over-12 should remain. Similar concern on the East side. Typically, the HDC requires evidence of a preexisting roof walk before approving a new one on a house of this age. In general, the rear additions don’t relate well to this early 1800’s house. HSAB would like to see revisions</p> <p>Concur this circa 1797 by George Ray located within the Fish Lots. Appreciates the historic assessment. Agrees with HSAB; garage additions are not a typical feature on 18<sup>th</sup> century homes; the integrity of the front should be maintained, with additions extending off the rear. It’s not clear on the plans what historic fabric is being demolished for the proposed addition.</p> <p><b>Welch</b> – North elevation, on the 2-story addition, shutters are not appropriate; the secondary mass should have a hipped roof to minimize its presence and the windows downsized; the garage roof needs to come down and the garage shortened left to right. East elevation, the secondary mass should be hipped; lower the pitch of the tertiary mass (garage element) to 5/12 or 4/12. The chimney will have to be 2’ above the roof walk.</p> <p><b>Thornewill</b> – Agrees with Mr. Welch and HSAB on the rear main mass. Bring down the plate heights of the secondary and tertiary masses. Not sure about the roof walk.</p> <p><b>Coombs</b> – Agrees with HSAB. North elevation, the garage roof should drop down; the secondary mass window should be smaller. East elevation, the dormer with the 3-over-3 window should be brought in some. Asked if this structure ever had a roof walk (unknown).</p> <p><b>Camp</b> – North elevation, the additive massing isn’t subordinate to the historic structure; agrees about removing the shutters on the secondary mass; the side door looks out of place; the garage addition doesn’t fit the historic structure. South elevation, the exterior chimney looks very odd.</p> <p><b>Pohl</b> – North elevation, the garage fenestration needs more organization. The east elevation dormer could use a couple more windows. Generally, a roof walk doesn’t have a post on the ridge and the bottom joist should be on the roof.</p> <p><b>Williams</b> – There are no attached garages on a historic house in Town.</p>				
Motion	<b>Motion to Hold for revisions and to go back to HSAB. (Welch)</b>				
Vote	Carried unanimously			Certificate #	

**VIII. OLD BUSINESS 05/03/2022**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Peter Lochtefeld <b>04-6149</b>	11 Essex Road	Rooftop solar	67/605	Cotuit Solar
Voting	Camp, Coombs, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.				
Representing	Karen Alence, Cotuit Solar				
Public	None				
Concerns (8:13)	<p><b>Alence</b> – Reviewed changes made per previous concerns.</p> <p><b>Welch</b> – No concerns.</p> <p><b>Coombs</b> – The guidelines don’t allow solar on the front.</p> <p><b>Camp</b> – She appreciates the changes and is okay with this.</p>				
Motion	<b>Motion to Approve based on the height and obscured angle of the taller roof and lack of visibility on the lower roof. (Welch)</b>				
Vote	Carried 2-1//Coombs-nay			Certificate #	<b>HDC2022-04-6149</b>
2.	Cabko, LLC <b>02-5787</b>	18B Bartlett Road	Reduce height workshop	67/133.1	NAG
Voting	Pohl, Coombs, Oliver, Welch, Thornewill				
Alternates	None				
Recused	Camp				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Steve Theroux, Nantucket Architectural Group				
Public	None				
Concerns (8:19)	<p><b>Theroux</b> – Reviewed changes made per previous concerns; height now 26’; referred to context photos.</p> <p><b>Thornewill</b> – The changes are appropriate.</p> <p><b>Oliver</b> – It’s still too big but better.</p> <p><b>Welch</b> – It is big but now more typical. The garage doors are very large and utilitarian in a residential-commercial neighborhood. It looks like the large garage doors aren’t accessible for a vehicle; there’s insufficient turning radius in front of them. Suggested vertical, natural-to-weather cladding on the garage doors.</p> <p><b>Coombs</b> – Feels this is too large for that area of Bartlett Road; the height should come down more.</p> <p>Discussion about how to get more height out of this structure.</p>				
Motion	<b>Motion to Approve through staff with reduction of garage doors to 10’ and the ridge dropped 1’ and with natural-to-weather vertical board on the garage doors. (Welch)</b>				
Vote	Carried 4-1//Oliver-nay			Certificate #	<b>HDC2022-02-7587</b>
3.	<b>34B Walsh St 01-5568</b>	<b>34B Walsh Street</b>	<b>Addition</b>	<b>29/104</b>	<b>Studio Ppark</b>
Voting	Pohl, Camp, Coombs, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments, and “Resilient Nantucket”.				
Representing	Linda Williams James Krapp, Studio Ppark David Sloan, owner				
Public	Maureen Murphy, 40 Walsh Street Alan Nunnally, 38 Walsh Street Ilene Murphy, 40 Walsh Street				
Concerns (8:33)	<p><b>Williams</b> – Reviewed context photos for 3<sup>rd</sup>-floor dormers in Brant Point; this sits 75’ off the road.</p> <p><b>Krapp</b> – Reviewed changes made per previous concerns; circa 2000s, not historic; east, south, and west aren’t visible.</p> <p><b>Backus</b> – Read HSAB comments 5/9: The 37-foot ridge parallel to Walsh Street is still too long and should be reduced to about 30 feet to conform to the scale of the neighboring houses. The north elevation will be visible from Walsh Street and lacks the uniformity of a traditional house façade. The front windows are disorganized, and the front door needs a stronger surround; the fenced outdoor shower does not belong on the front porch. The front dormers add to the height and should be eliminated. The east elevation ganged windows no longer work on this style house and should be separated. The new storage shed on the front is a further encroachment toward the neighbors and should be relocated elsewhere. HSAB would like to see revisions.</p> <p>Noncontributing, circa 2000 structure on a contributing lot; will have to comply with “Resilient Nantucket”. Appreciate the flood certificate; this is a low increase proposal. Not clear what fenestration is being reused.</p> <p><b>M. Murphy</b> – My sister and I oppose this application; the revisions don’t address our concerns; it’s too massive for this neighborhood. This is being elevated out of the flood zone with a 3<sup>rd</sup>-floor and roof walk being added; we feel it should remain a 1.5-story structure and urge a site visit. Reviewed what she feels are errors in the site plan.</p>				



Motion

**Nunnally** – We are still concerned about the 37' ridge line parallel to Walsh and visible from the road. 34 Walsh has a long ridge but it's perpendicular to the street. The shower is visible on the front. The 3<sup>rd</sup> floor will be fully visible from the street.

**I. Murphy** – There is a process for the submission; we are at a disadvantage by not having been able to review the supplemental information.

**Sloan** – Feels they've been responsive the HDC's concerns; and feels this is approvable using one of the dormer options.

**Oliver** – She appreciates the evolution of this plan and this is approvable. People do have to raise their houses.

**Camp** – Feels the siting on the setback makes it look squeezed in. North elevation, the 2 dormers combined with the roof walk don't read harmoniously; originally, the gable forward tied into the porch and that was nicer.

**Coombs** – Her only concern is the north elevation dormers. She understands the height. South elevation, she'd prefer three single dormers as in the 3<sup>rd</sup> submission.

**Welch** – North elevation, the left dormer should align over something below it; the dormers are nicely done; lowering the ridge of the gable forward would throw off the symmetry. South elevation, he sees Ms. Coombs point on breaking up the dormer to the extent it is visible. This structure has not grown side to side.

**Pohl** – He doesn't like the north elevation dormers; they are walleyed and if brought in compete with the roof walk; they should be eliminated. South elevation, if that were visible, he'd be very critical of it.

Review of options for the north-elevation dormers.

**Motion to Approve through staff with the north elevation as depicted on Option F dated 5/24/22 and with subsequent elevations to reflect the changes. (Oliver)**

Note

Carried 4-0//Camp, Welch, Oliver, and Pohl-aye

Certificate #

**HDC2022-01-5568**

The rest held for Thursday

4.	6 Clara Drive, LLC <b>03-6038</b>	6 Clara Drive	Fencing & driveway	66/283	Elaine Johnson
5.	Ocean Health, LLC	9 Falmouth Avenue	Deck & fenestration	82/423	JN Design
6.	Jessica Millard <b>06-4017</b>	5 Cudweed Road	Alterations	82/423	JN Design
7.	Tom Kershaw	121 Washington Street	Deck	55.1.4/14	Val Oliver
8.	Arline Bartlett <b>12-5454</b>	21 Pleasant Street	Windows, doors, sml addtn	55.4.1/1	LINK
9.	Kathleen Psaradelis <b>03-6017</b>	7 Dooley Court	New Dwelling	68/153	David Nagys
10.	Juraj Bencat <b>03-5957</b>	15 Wappossett Circle	Solar roof array	67/571	Ack Smart
11.	1 Caroline Way, LLC <b>12-5414</b>	1 Caroline Way	Pool & hardscape	82-59	Ahern
12.	Waterfront Pocomo, LLC	17 Lauretta Way	New Dwelling	14/10.2	Brook Meerbergen
13.	450 Green Park, LLC <b>11-5272</b>	2 Stone Alley	Adtn, alter & foundation	42.3.1/103	Emeritus
14.	31 Western, LLC <b>03-6026</b>	31 Western Avenue	Hotel, fenest, stairs & ramp	87/94	Emeritus
15.	Victor Haley <b>03-5943</b>	94 Orange Street	Addition	55.4.1/57	Paul Dreher

**IX. NEW BUSINESS 05/10/2022**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Jason & Jennifer Mendelson	7A Sherburn Turnpike	New dwelling	30/112	Studio Ppark
2.	Robert Moore	29 Cliff Road	Addition dormer	42.4.5/6	NAG
3.	Robert O'Day <b>04-6203</b>	13 Chatham Road	Shed	54/125	Robert O'Day
4.	Kevin and Kelly Purcell <b>04-6208</b>	32 Dukes Road	New Dwelling	56/188	Topham Designs
5.	Michael & Ivelina Eldridge <b>05-6285</b>	23 Beach Grass Road	New Dwelling	68/382	Val Oliver
6.	Lewis Kelsey <b>05-6261</b>	14 Darling Street	Change Color	42.3.2/114	Lewis Kelsey
7.	David Pekarcik	52R Hooper Farm Road	New Garage	67/767.1	David Pekarcik
8.	David Pekarcik	52 Hooper Farm Road	New Dwelling	67/316	David Pekarcik
9.	Ann Swart <b>05-6236</b>	94 Quidnet Road	MH roof replacement	21/107	Thornewill Designs
10.	Ann Swart <b>05-6236</b>	94 Quidnet Road	Garage roof replacement	21/107	Thornewill Designs
11.	Fairgrounds Prop, LLC <b>05-6240</b>	71 Fairgrounds Rd(lot 1)	New Dwelling	67/693	Normand Residential
12.	Fairgrounds Prop, LLC <b>05-6239</b>	71 Fairgrounds Rd(lot 1)	New Garage/Studio	67/693	Normand Residential
13.	Fairgrounds Prop, LLC <b>05-6241</b>	71 Fairgrounds Rd(lot 1)	Pool and Hardscaping	67/693	Normand Residential
14.	Ethan Devine <b>05-6243</b>	Tuckernuck	Re-roof main house	94/21	Val Oliver
15.	11 Hulbert, LLC <b>05-6253</b>	11 Hulbert Avenue	Fence and Driveway	29.2.3/2	Val Oliver
16.	Pelican Lake, LLC <b>05-6228</b>	50 West Chester Street	Gate, Fencing, Hardscaping	41/382	Jardin's International
18.	The Iren Hollo Zolo FT <b>05-6268</b>	31 Low Beach Road	Addition & move on site	74/36	Botticelli + Pohl
19.	16 Western Ave <b>04-6155</b>	16 Western Avenue	Fence	87/72	Jardin's Intl
20.	Frank Twarog <b>05-6231</b>	18B Atlantic Avenue	Brick patio, fence, shell drve	55/24.2	Todd Farrell
21.	Milton Rowland <b>05-6235</b>	18 Mt. Vernon Street	Rev. 05-3784: Roof change	55.4.4/32.1	Milton Rowland
22.	Sacha Ross <b>05-6280</b>	110 Surfside Road	New Dwelling	80/6	SMRD
23.	Sacha Ross <b>05-6278</b>	110 Surfside Road	Studio	80/6	SMRD
24.	Sacha Ross <b>05-6275</b>	110 Surfside Road	Garage	80/6	SMRD
25.	Sacha Ross <b>05-6279</b>	110 Surfside Road	Move-Off/ Demo Garage	80/6	SMRD
26.	Mike Romano <b>05-6245</b>	55 Easton Street	Addition to existing	42.4.1/68	Shelter 7
27.	Stephen P Cherner Tr <b>05-6246</b>	196 Hummock Pond Rd	New Garage	65/30	Shelter 7
28.	David Gray <b>05-6244</b>	17 Clarendon Street	New Garage	76.1.3/92	David Gray

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29. David and Kerry McElroy 05-6263	14 North Star Lane	Fence	30/205	Sandcastle Contruc.
30. Grey Lady, LLC 05-6254	32 Chuck Hollow Road	Move/Demo Garage	75/68	Normand Residential
31. Grey Lady, LLC 05-6255	32 Chuck Hollow Road	New Cabana	75/68	Normand Residential
32. Steven L. Cohen Tr 05-6258	8 Sachem Road	New Garage/ Studio	30/239	Workshop APD
33. 8 Red Mill Ln, LLC 05-6288	8 Red Mill Lane	New dwelling	55/928	EMDA
34. 8 Red Mill Ln, LLC 05-6299	8 Red Mill Lane	New Guest House	55/928	EMDA
35. Mathew Dacey 05-6315	14 Plover Lane	New dwelling	12/53	EMDA
36. Oceanview Hydroponics 05-6316	33 Bartlett Farm Road	Hydroponics grwng factory	82/503	John Bartlett
37. Pocomo 53 Nominee Tr 05-6290	53 Pocomo Road	Move or Demo	15/17	Robert Paladino
38. Pocomo 53 Nominee Tr 05-6289	53 Pocomo Road	New dwelling	15/17	Robert Paladino
39. Pocomo 53 Nominee Tr 05-6291	53 Pocomo Road	New House Garage	15/17	Robert Paladino
40. Michael Altman 05-6292	37 Sankaty Head Road	Move MH	48/2	BPC
41. Michael Altman 05-6293	37 Sankaty Head Road	Move GH	48.2	BPC
42. 31 Western Ave, LLC 05-6312	31 Western Avenue	Hardscape	82/94	Ahern
43. Ack 71 Orange St, LLC 05-6301	71 Orange Street	New Garage	55.4.1/167	LINK
44. Joshua Dalton	2 Mikes Drive	MH Add Egress Windows	66/75	LINK
45. 17 Ranger Rd, LLC 05-6302	17 Ranger Road	Demo/ Move off Garage	39/28	LINK
46. 17 Ranger Rd, LLC 05-6303	17 Ranger Road	New Garage	39/28	LINK
47. J Seward Johnson Jr Tr 05-6307	73 Hulbert Avenue	Cottage replace windows	29/5	Shelter 7
48. Island Living, LLC	4A Wamasquid Place	Revisions to Existing COA	56/113.9	JB Studio
49. Eileen Harkness 05-6314	5 Gardner Perry Drive	Roof Change	55/32.1	Thornwill Design

**X. OLD BUSINESS 05/17/2022**

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Maxwell House, LLC 02-5805	15 Cliff Road	Addition & renovation	42.4.4/56	MCA+
2. OHOM, LLC 03-6026	28 Main Street 'Sconset	Gate	73.3.1/47	Emeritus
3. Richard Sotell 02-5632	10 Hydrangea Lane	Rooftop Solar	73/89	Cotuit Solar
4. God Bless Dad, LLC 03-6059	76 Baxter Road	Pool & hardscape	49/42	Atlantic Landscaping
5. Melissa Sperau 12-5433	21 Bank Street 'Sconset	Cottage reno & addition	73.1.3/57	Gryphon Architect
6. 41 Monomoy, LLC 03-5883	42 Monomoy Road	New dwelling	57/79.1	Emeritus
7. 55 Eel Point Holding, LLC	55 Eel Point Road	New garage	32/47	Botticelli + Pohl
8. Stark Point, LLC 04-6118	16 Easton Street	New dwelling	42.1.4/11	Botticelli + Pohl
9. Steven Cohen Trust 03-6013	12 Codfish Park Road	Rev. dormers & fenestration	73.2.4/9	Shelter 7

**IX. NEW BUSINESS 05/24/2022**

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Jason & Jennifer Mendelson	7a Sherburne Turnpike	New Dwelling	30/112.1	Studio Park
2. Dean Cestari	2 Nautilus Lane	Pool	67/176.2	Waterscapes
3. Grey Lady LLC	32 Chuck Hollow Road	Pool and Hardscape	75/68	Atlantic Landscaping
4. Francis Farrell	4 Westmoor Lane	Move off	41/12	Val Oliver
5. Andrea Oshea	10 Miller Lane	Move on	68/757	Val Oliver
6. James Sulzick/ Barbara Elder	12 Back Street	Addition	55/35.2	Thornwill Design
7. Cary Akins	11 Washing Pond	Solar (Rooftop)	40/93	Sunwind
8. Beta & Kevin McNeen	10 Ackermuck Way	Add Pergola	41/618.1	Olson Twombly
9. Martin Howard	2 Back Street	Rooftop Solar	55/359	Karen (Cotuit Solar)
10. Bob Harrington	7 Sherburne Turnpike	Addition/ Renovation	30/112	MCA
11. Sarah Bartlett	15 Arlington	Fencing Replacement	76.1.3/245	Sarah Bartlett
12. Maple Lane LLC	2 Maple Lane	New Dwelling	67/303	Dustin Maury
13. JK Baxter LLC	114 Baxter Road	Extended 2 <sup>nd</sup> Floor Deck	48/35	Thornwill Design
14. Robert and Kate Keith	2 Capaum Road	Rev. 02-5732: Fenestration	30/218	Botticelli + Pohl
15. Robert and Jody Newman	6 Topping Lift	Move Shed	66/308	R. Newman
16. Robert and Jody Newman	6 Topping Lift	Revisions/ Solar Array	66/308	R. Newman
17. Bill and Andy Burke	54 Pochick	Relocate Garage	79/128	Emeritus
18. Sarah Murphy	Maple Lane (lot 4)	New main dwelling	67/303	Emeritus
19. Sarah Murphy	Maple Lane (lot 4)	New 2 <sup>nd</sup> Dwelling	67/303	Emeritus
20. Sarah Murphy	Maple Lane (lot 4)	New Garage	67/303	Emeritus
21. Elena Mont	11 Perry Lane	Change 3 Tab to Arch.	67/112.6	Stegra Group
22. Amanda Keller	4 Kittiwake Lane	Shed	68/623	Structures Unlimited
23. Kathleen Krall	15 Masaquet Avenue	New Cabana	80/141	Botticelli + Pohl
24. Peter Anastos	21 Union Street	Alteration	42.3.2/137	Topham Design
25. John Wise	10 Starbuck Road	New Shed	59.3/62	Emeritus
26. John Wise	10 Starbuck Road	New Pool	59.3/62	Emeritus
27. John Wise	10 Starbuck Road	New Garage	59.3/62	Emeritus
28. One Chester Smiley LLC	1 Chester Street	Rev. to COA for Roof Walk	42.4.3/18	Normand Residential
29. Wayne Berman	98 Tom Nevers Road	New Shed	91/40	NAG
30. Wayne Berman	98 Tom Nevers Road	New Cabana	91/40	NAG

31. Cannonbury Ln Holdings 1 LLC	30 Cannonbury Lane	New Patio	73/23	Ahern
32. David Pekarcik	52 Hooper Farm Road	New Garage	67/316	David Pekarcik
33. David Pekarcik	52R Hooper Farm Road	New Garage	67/767.1	David Pekarcik
34. Fleur-De-Lis Property LLC	8 Shimmo Pond Road	Pool	54/258	Botticelli + Pohl
35. Fleur-De-Lis Property LLC	8 Shimmo Pond Road	Pergola	54/258	Botticelli + Pohl
36. Fleur-De-Lis Property LLC	8 Shimmo Pond Road	New Shed	54/258	Botticelli + Pohl
37. Fleur-De-Lis Property LLC	8 Shimmo Pond Road	New Cabana	54/258	Botticelli + Pohl
38. Richard Kotalac Jr.	156 Miacomet Road	Solar Roof Array	81/129	Ack Smart
39. Meg Glidden	24 Rugged Road	Solar Roof Array	67/164	Ack Smart
40. 9 E Street LLC	9 E Street	Solar Roof Array	60.2.1/6	Ack Smart
41. 9 E Street LLC	9 E Street	Solar Roof Array	60.2.1/6	Ack Smart
42. Gail Johnson	21 South Water Street	Repair Sidewalk	42.4.2/102	CWA
43. Swedish Foster LLC	18 Cannonbury Lane	Revise Pool COA (06-3910)	74/13	Atlantic Landscaping
44. Bryan and Toni Franz	10 Cannonbury Lane	New Shed	74/9	Workshop APD
45. 14 Bishops Rise LLC	14 Bishops Rise	Storage Shed	40/124	Emeritus
46. Jeffrey Greenburg	30 Orange Street	New Stoop & roof walk	42.3.2/176	Emeritus
47. Wooster Peter and Anne B Tr	7 Wood Lily Road	Addition/ Shed	67/804	Topham Design
48. NHA Properties Inc	31 Fairgrounds Rd (#1)	Add Copula & Vert. Siding	67/149	Emeritus
49. NHA Properties Inc	31 Fairgrounds Rd (#8)	Add Copula & Vert. Siding	67/149	Emeritus
50. Michael Ruby	31 Fairgrounds Road	Exterior Fenestration	55/70	Emeritus

<b>XI. OTHER BUSINESS</b>	
Approved Minutes Motion Vote	May 10 & 12, 2022 <b>Motion to Approve. (Oliver)</b> Carried 4-0//Welch abstain
Review Minutes	May 17 & 19, 2022
Other Business	<ul style="list-style-type: none"> <li>• Next HDC Meeting: <b>Thursday, May 26<sup>th</sup> @ 1:00 pm</b> Hybrid – Zoom @ 2 Fairgrounds Rd, Conference Room</li> <li>• Section 106 – Sunrise Wind Farm Project, intro (update as needed)</li> <li>• Review policy of Move/Demo hearings in relation to new dwellings</li> <li>• Hardscaping</li> <li>• Discussion of salvaging demolitions</li> <li>• Discussion of options for house moves</li> </ul>

List of additional documents used at the meeting:

1. Photos of floral arrangements around business doors.
2. Wind projects layout
3. Night visual simulation turbine lighting
4. BOEM scale of turbines
5. Artist renderings of ocean turbine farms
6. Map of the visual impact on Nantucket
7. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 9:14 (Oliver)**  
Vote Carried unanimously

Submitted by:  
Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

Sign Advisory Council

Tuckernuck Advisory Board