



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 ~~

Tuesday, July 13, 2021

4 Fairgrounds Road, Community Room – 5:00 p.m.

Called to order at 5:04 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, Camp, McLaughlin, Coombs, Welch, Dutra
 Remote Participation: Per 940 CMR 29.10, Diane Coombs and Stephen Welch are participating remotely via Zoom.
 Absent Members: Thornewill
 Late Arrivals: None
 Early Departures: Welch, left at 6:25 p.m. returned at 7:58 p.m.; Pohl, 8:42 p.m.

Adoption of Agenda.

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

Roll-call vote Carried 5-0//Oliver, Camp, McLaughlin, 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. Little Nautilus, LLC 07-4119	1 Farmview Drive	MH color change	66-177	Frank Dailey
2. Rebecca Becker 07-4126	35 Tashama Lane	80sf shed	55/458	Salt Spray Shed
3. Edward Sheehy 07-4127	42 Skyline Drive	170sf addition	79/44	Gryphon Arch.
4. Ed Mahoney 07-4157	6 Sandplain Drive	Color change	68/354	Self
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Dutra			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	No concerns.			
Motion	Motion to Approve. (Oliver)			
Roll-call vote	Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye		Certificate #	HDC2021-07-(as noted)

III. CONSENT WITH CONDITIONS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Ackuire. LLC 07-4129	29 Skyline Drive	Tennis Court	79/91	Jardins Intl.
	• Tennis court must not be visible at time of inspection and in perpetuity			
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch,			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	No additional concerns.			
Motion	Motion to Approve through staff per noted conditions. (Oliver)			
Roll-call vote	Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye		Certificate #	HDC2021-07-4129

IV. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	11 India St, LLC 07-4168	29 Center Street	ADA Handicap signs	42.3.1/122.2	Blue Flag Dev.
2.	29 Center St 04-3584	31 Center Street	Manor House wall sign	42.3.1/68	Plymouth Sign
3.	11 India St, LLC 07-4167	29 Center Street	Solid & Stripe wall sign	42.3.1/122.2	Blue Flag Dev
4.	29 Center St 04-3587	29 Center Street	Sister ship	42.3.1/122.2	Plymouth Sign
5.	29 Center St 04-3585	29 Center Street	Faraway wall sign	42.3.1/122.2	Plymouth Sign
6.	29 Center St, LLC 04-3583	11 India Street	Roberts House wall sign	42.3.1/122.1	Plymouth Sign
7.	29 Center St, LLC 07-4170	11 India Street	Faraway circular sign	42.3.1/122.1	Plymouth Sign
8.	29 Center St 07-4169	29 Center Street	Meeting House wall sign	42.3.1/122.2	Plymouth Sign
9.	29 Center St 04-3852	4 Chestnut Street	Gate House wall sign	42.3.1/68.1	Plymouth Sign
10.	11 India St, LLC 07-4166	29 Center Street	Master Sign Plan	42.3.1/122.2	Blue Flag Dev

Voting Pohl, Camp, McLaughlin, Coombs, Oliver
 Alternates Welch, Dutra
 Recused None
 Documentation Sign design plans, site plan, photos, and advisory comments.
 Representing None
 Sign Advisory None
 Concerns **Flynn** – All are approvable per SAC comments
 Motion **Motion to Approve Items 1-11 through staff per SAC comments. (Oliver)**
 Roll-call Vote Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye Certificate # **HDC2021-(as noted)**

VI. OLD BUSINESS (06/15/2021)

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Housing Nantucket 06-4068	31 Fairgrounds Road	New dwelling 1	67/149	Emeritus

Voting Pohl, McLaughlin, Coombs, Oliver, Welch
 Alternates Dutra
 Recused None
 Documentation Architectural elevation plans, site plan, photos, and correspondence.
 Representing Matt MacEachern, Emeritus Development
 Public None
 Concerns **MacEachern** – Explained that this and adjoining Building 8 are considered one for a building permit because they are connected; however, HDC reviews them separately. Reviewed changes made per previous concerns; east and west elevations have the 2-panel front doors.
Flynn – A letter from an abutter was forwarded to commissioners.
Oliver – Admires the intent but putting cupolas on all the buildings doesn't work; the cupola could be allowed on the big barn, Building 3. Eliminate the cupolas and no barn board. She's not a fan of the connector. There shouldn't be rafter tails, it should be simple. Rafter tails have nothing to do with barns for fairgrounds and is too much of a departure from a residential neighborhood. This is so symmetrical that it reads as a Housing Project; it could be varied with one gable facing the door.
Coombs – Agrees with Ms. Oliver that it should be as simple as possible: shingle it, eliminate the cupolas, color should not be black, and eliminate the 2nd floor on the connector. Should consider additive massing. Everything is very square with no melding into the surrounding area.
Welch – The cupolas should be eliminated at this time due to proximity to the street; you could come back for them later. Thinks the connector 2nd floor is successful. We have board and batten homes on Bartlett Road; too much emphasis is being paid to that attribute; once it greys out, it will be indiscernible. Relevant overall, we should look at the hardscape; he will look at the screening, to include the previously approved fence, as relating to the neighborhood around it. He doesn't think an approval should be held up for a hardscape; but that said, reviewing it should not be put off.
McLaughlin – Cupolas should go. Should have a typical front door on the north elevation. Connector dormer window meeting rails should align with the fascia. Should be shingled.
Pohl – These 2 buildings are what the public will see from the road. He's okay with the barn building in the back being different but uncomfortable with this being V-groove. Suggested at least shingling the dormers to mitigate the view from the road. He doesn't like the use of black.
 Motion **Motion to Hold for revisions. (Welch)**
 Roll-call Vote Carried 5-0//Oliver, Coombs, McLaughlin, Welch, and Pohl-aye Certificate #

2. Housing Nantucket 06-4069	31 Fairgrounds	New dwelling – bldg. 2	67/149	Emeritus
Voting	Pohl, Camp, McLaughlin, Coombs, Welch			
Alternates	Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and correspondence.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (5:39)	<p>MacEachern – Reviewed changes made per previous concerns; height is 27'; grey sash and natural trim.</p> <p>Coombs – This looks better. She'd like it to be shingled. Doesn't think the single-panel front door will fly. This is visible directly up the driveway over a large number of cars; it should look like part of the neighborhood. She wants to see the proposed landscaping plan for around the buildings before we approve someone else's landscaping plan.</p> <p>Camp – She doesn't have a lot of concerns. East elevation shed dormer has a shallow roof. She agrees with Ms. Coombs about the screening and landscaping.</p> <p>McLaughlin – Needs a proper front door on the south elevation. East elevation roof is too shallow.</p> <p>Welch – Not so worried about the front door. Looking at the site plan, this is where landscaping and screening would come into play, due to the proximity to the Ubaldino property; wants confirmation on the approved board fence and information on vegetative screening around the property. When this is approved, he'd want those screening conditions added.</p> <p>Pohl – Suggested the front door be a 4-panel.</p>			
Motion	<p>Motion to Approve through staff with the front door to be a 4-panel door on the south elevation; a 6' broader fence along the western and northern boundary consistent with the existing site plan with climbing hydrangea every 3rd section; and vegetative as shown in the plan to include Columnar trees on the north and west at 30' intervals. (Welch) Not carried.</p> <p>Motion to Hold for a landscaping plan to include the fencing. (Welch)</p>			
Roll-call Vote	Carried 5-0//McLaughlin, Camp, Coombs, Welch, and Pohl-aye		Certificate #	
3. Housing Nantucket 06-4070	31 Fairgrounds	New dwelling – bldg. 3	67/149	Emeritus
Voting	Pohl, Camp, McLaughlin, Coombs, Welch			
Alternates	Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and correspondence.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (5:58)	<p>MacEachern – Reviewed changes made per previous concerns; black sash, natural trim & siding.</p> <p>Camp – Not a fan of the V-groove; would prefer shingling. Okay with the cupola.</p> <p>Coombs – This should be shingled. The cupola is okay. The front door should be the only V-groove element. Doesn't like black in this area; would prefer this be all grey. Wants to see what the vegetation and berm behind it will look like; there's plenty of land for a variety of trees.</p> <p>Welch – Doesn't disagree about the trees being homogenous. Agrees the cupola and V-groove won't fly; that is unfortunate because he thinks variety in the facades would add to their presentation.</p> <p>McLaughlin – Should be shingled.</p> <p>Pohl – He'd be willing to allow this to be the barn; he's okay with the V-groove and cupola; however, the cupola should be rendered traditionally. Suggested the dormers be shingled.</p>			
Motion	Motion to Approve through staff with the cupola to have a hipped roof; dark-grey trim; and shingle the back. (Camp)			
Roll-call Vote	Carried 4-1//Coombs, Welch, Camp, and Pohl-aye; McLaughlin-nay		Certificate #	HDC2021-06-4070
4. Housing Nantucket 06-4071	31 Fairgrounds	New dwelling – bldg. 8	67/149	Emeritus
Voting	Pohl, Camp, McLaughlin, Coombs, Welch			
Alternates	Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and correspondence.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (5:38)	MacEachern – Asked this to track with Building 1.			
Motion	Motion to Hold to track with Building 1. (Welch)			
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Camp, Welch, and Pohl-aye		Certificate #	

5. Westmoor Club 05-3636	109 West Chester Street	Dorm A	41/805	JGG Architects
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Graham Goldsmith, J. Graham Goldsmith Architects			
Public	Toni McKerrow, 106 West Chester Street Martin McKerrow, 106 West Chester Street			
Concerns (6:10)	<p>Goldsmith – Reviewed changes made per previous concerns; all natural to weather with green sash & shutters.</p> <p>T. McKerrow – Her main concern is the pickle ball court. This is a quiet residential neighborhood with this one large commercial activity causing an impact with delivery trucks. Feels using the pickle-ball courts, which is a year-round activity with lighting, used as screening for the dormitories won't work.</p> <p>M. McKerrow – Echoed Ms. McKerrow's concerns.</p> <p>McLaughlin – North elevation, the left shed roof is 3/12 pitch; 4/12 is the minimum.</p> <p>Camp – She's concerned about the placement of the pickle ball courts. Suggested placing the buildings near the street behind the cottage so these courts are deeper into the property and screened. We should be looking at the pickle ball courts at the same time.</p> <p>Coombs – We have something to say about the lighting in this case. Agrees the pickle ball courts should be moved away from the street. This is supposed to fit into the neighborhood; it's dominating the neighborhood making the residential aspect subservient. Would prefer solid shutters.</p> <p>Oliver – Agrees with what's been said. The pickle ball courts should be rethought; it would behoove the applicant to come up with a buffer to maintain the rural road feeling.</p> <p>Pohl – The concern isn't the dorms but the courts.</p>			
Motion	Motion to Approve through staff with west elevation shed roof to be 4/12 pitch; corrected drawings showing the shutters overlapping the window corner boards; and with exuberant, natural-plants screening between these and West Chester Street. (Oliver)			
Roll-call Vote	Carried 4-0//McLaughlin, Coombs, Oliver, and Pohl-aye; Camp abstain	Certificate #	HDC2021-05-3636	
6. Westmoor Club 05-3637	105 West Chester Street	Dorm B	41/805	JGG Architects
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	J. Graham Goldsmith Architects			
Public	None			
Concerns (6:39)	Same concerns.			
Motion	Motion to Approve through staff with east elevation shed roof to be 4/12 pitch; corrected drawings showing the shutters overlapping the window corner boards; and with exuberant, natural-plants screening between these and West Chester Street. (Oliver)			
Roll-call Vote	Carried 4-0//McLaughlin, Coombs, Oliver, and Pohl-aye; Camp abstain	Certificate #	HDC2021-05-3637	
7. Frederick Hahn 05-3797	50 Eel Point Road	Pool and hardscape	32/25.1	Atlantic Lndscp
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Lindsay Congleton, Atlantic Landscaping Inc.			
Public	None			
Concerns (6:41)	<p>Congleton – Reviewed changes made per previous concern.</p> <p>Camp – The pool backing up to the wetland buffer obscures it and everything up front looks natural.</p> <p>Oliver – Appreciates use of natural vegetation; however, it is set far from the pool so might not adequately screen it.</p> <p>McLaughlin – No comments.</p> <p>Coombs – Asked what the 30" high retaining wall is holding (drops to the wetland); would prefer the land slope naturally.</p> <p>Pohl – The retainage at the pool could be replaced with natural grading. The drawings aren't accurate.</p>			
Motion	Motion to Approve through staff with elimination of retainage along Ranger Road, per Exhibit A. (Camp)			
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Oliver, Camp, and Pohl-aye	Certificate #	HDC2021-05-3797	

VII. NEW BUSINESS (06/21/2021)

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Amy Ambrecht 06-4044	13 Giny Lane	Rev. 71359: pool and spa	41/850	Robert Newman
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Dutra			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (6:52)	Not opened at this time.			
Motion	Motion to Hold for representation. (Oliver)			
Roll-call Vote	Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye		Certificate #	HDC2021-06-4044
2. Lot 27 North Mill, LLC 06-4021	Lot 21 Birdsong Lane	New dwelling	55.4.4/80.1	B. Meerbergen
Voting	Pohl, Camp, McLaughlin, Coombs, Dutra			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Brook Meerbergen			
Public	None			
Concerns (6:54)	<p>Meerbergen – Presented project; no spa is proposed; contends east and south elevations won't be visible.</p> <p>Backus – Read HSAB comments: reduce scale of the intermediate wing; tone down the front door; asked if the main mass is a 5 bay.</p> <p>Coombs – The front door is too heavy. At 28'3" it's too tall; should come down to 27'. South elevation, the shed dormer meeting rails are nowhere near the fascia; the two wings is too symmetrical and too modern. Asked the elevation of the property (61' to 62'). North elevation has the same meeting rail issue; 4-light transom at the 2nd floor doesn't work.</p> <p>Camp – West elevation doesn't fit. Agrees about dropping the height. West elevation, window right of front door is too close to the corner board as well as the window over it. The 66' long façade reads as one mass; lower the secondary mass.</p> <p>McLaughlin – Meeting rails should align with the fascia. North elevation has a 7' fence.</p> <p>Dutra – Agrees with what's been said. Agrees with Ms. Camp that the secondary mass isn't low enough and reads as one. Front door is too much; lighten the trim to allow the windows to come off the corner.</p> <p>Pohl – West elevation, reduce the secondary mass in terms of length and height; a 5-bay main mass would add useable space to the main mass as it comes out of the secondary mass. Agrees about the meeting rails.</p>			
Motion	Motion to Hold for revisions. (Camp)			
Roll-call Vote	Carried 5-0//McLaughlin, Coombs, Dutra, Camp, and Pohl-aye		Certificate #	
3. Lot 27 North Mill, LLC 06-4022	Lot 21 Birdsong Lane	Studio/garage	55.4.4/80.1	B. Meerbergen
Voting	Pohl, Camp, McLaughlin, Coombs, Dutra			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Brook Meerbergen			
Public	None			
Concerns (7:08)	<p>Meerbergen – Presented project.</p> <p>Backus – Read HSAB comments: strap hinges; asked paint color on garage doors</p> <p>Camp – Would prefer the diamond windows be square. Thinks it should be all grey to tone it down.</p> <p>Dutra – Agrees with Ms. Camp.</p> <p>McLaughlin – No comments.</p> <p>Coombs – North elevation door windows should be square. Shouldn't be black and white; would prefer dark grey.</p> <p>Pohl – Black with white is overly formal for this area.</p>			
Motion	Motion to Hold for revisions. (Coombs)			
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Dutra, Coombs, and Pohl-aye		Certificate #	
4. Jessica Millard 06-4017	5 Cudweed Road	Fenestration	82/145	Val Oliver Design
Voting	Pohl, Camp, McLaughlin, Coombs,			
Alternates	Dutra			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Val Oliver, Val Oliver Design			
Public	None			
Concerns (7:13)	<p>Oliver – Asked this be held.</p> <p>Not opened at this time.</p>			
Motion	Motion to Hold at applicant's request. (Camp)			
Roll-call Vote	Carried 5-0//Dutra, McLaughlin, Camp, Coombs, and Pohl-aye		Certificate #	

5. Anna Samuels	06-4018	3 Evergreen Way	New dwelling	68/726.1	Val Oliver Design
Voting	Pohl, Camp, McLaughlin, Coombs, Dutra				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Val Oliver, Val Oliver Design				
Public	None				
Concerns (7:14)	Oliver – Presented project. No concerns.				
Motion	Motion to Approve. (Coombs)				
Roll-call Vote	Carried 5-0//Camp, Dutra, Coombs, McLaughlin, and Pohl-aye			Certificate #	HDC2021-06-4018
6. 17 FGR ACK, LLC	06-4058	17 Fairgrounds Road	New dwelling	67/885	Val Oliver Design
7. 17 FGR ACK, LLC	06-4060	17 Fairgrounds Road	Tertiary dwelling	67/885	Val Oliver Design
Voting	Pohl, Camp, McLaughlin, Coombs, Dutra				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Val Oliver, Val Oliver Design				
Public	None				
Concerns (7:13)	Oliver – Asked these be held. Not opened at this time.				
Motion	Motion to Hold at applicant's request. (Camp)				
Roll-call Vote	Carried 5-0//Dutra, McLaughlin, Camp, Coombs, and Pohl-aye			Certificate #	
8. Hayden Hurley Tr	06-4039	5 Sandy Drive	MH move off to 11 Hulburt Av	29/74	Val Oliver Design
Voting	Pohl, Camp, McLaughlin, Coombs, Dutra				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Val Oliver, Val Oliver Design				
Public	None				
Concerns (7:17)	Oliver – The house and garage were built in 2014 and moving across the street. Backus – Read HSAB comments: no concerns. No concerns.				
Motion	Motion to Approve the move off. (McLaughlin)				
Roll-call Vote	Carried 4-0//Dutra, Coombs, McLaughlin, and Pohl-aye; Camp abstain			Certificate #	HDC2021-06-4039
9. Hayden Hurley Tr	06-4035	5 Sandy Drive	Grg move off to 11 Hulburt Av	29/74	Val Oliver Design
Voting	Pohl, Camp, McLaughlin, Coombs, Dutra				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Val Oliver, Val Oliver Design				
Public	None				
Concerns (7:17)	Oliver – The house and garage were built in 2014 and moving across the street. Backus – Read HSAB comments: no concerns. No concerns				
Motion	Motion to Approve the move off. (McLaughlin)				
Roll-call Vote	Carried 4-0//Dutra, Coombs, McLaughlin, and Pohl-aye; Camp abstain			Certificate #	HDC2021-06-4035

10.	11 Hulbert, LLC	06-4074	11 Hulbert Avenue	MH move on fm 5 Sandy Dr	42.2.3/2	Val Oliver Design
Voting	Pohl, Camp, McLaughlin, Coombs, Dutra					
Alternates	None					
Recused	Oliver					
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.					
Representing	Val Oliver, Val Oliver Design					
Public	None					
Concerns (7:22)	<p>Oliver – Presented project; want to go back to the historic white trim.</p> <p>Backus – Read HSAB comments: create a panel effect instead of a wall of natural-to-weather vertical board; stairs can be shortened; stairs not shown on site plan; question if stockade fence is moving; dark green to match existing house.</p> <p>Camp – Not sure what vertical board would look like natural to weather.</p> <p>Coombs – This is close to the side line but not sure there’s room to pull it away. Okay with the vertical board.</p> <p>Dutra – Okay with the height; however, the two tall houses could be end up competing.</p> <p>McLaughlin – No comment.</p> <p>Pohl – Vertical board is more traditional, but they should be 1X6.</p>					
Motion	Motion to Approve through staff with the vertical board to be 1X6. (Camp)					
Roll-call Vote	Carried 5-0//Coombs, Dutra, McLaughlin, Camp, and Pohl-aye			Certificate #	HDC2021-06-4074	
11.	11 Hulbert, LLC	06-4075	11 Hulbert Avenue	Grg move on fm 5 Sandy Dr	4s.2.3/2	Val Oliver Design
Voting	Pohl, Camp, McLaughlin, Coombs, Dutra					
Alternates	None					
Recused	Oliver					
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.					
Representing	Val Oliver, Val Oliver Design					
Public	None					
Concerns (7:34)	<p>Oliver – Presented project; doesn’t have to be lifted.</p> <p>Backus – Read HSAB comments: question if dormer is facing street flush or recessed; if flush it needs to be stepped or obscured; not appropriate facing Hulbert; acknowledge that it is a built condition, but in this situation in this location, request consider flush condition; photos of all elevations would be helpful.</p> <p>No others expressed concerns.</p> <p>Pohl – The dormer sits high and meeting rails don’t align.</p>					
Motion	Motion to Approve as submitted. (Coombs)					
Roll-call Vote	Carried 5-0//Dutra, Camp, McLaughlin, Coombs, and Pohl-aye			Certificate #	HDC2021-06-4075	
12.	Nant. Whales End II	06-4031	43 Squam Road	Gym building	13/24	M. Cutone Arch.
Voting	Pohl, Camp, McLaughlin, Coombs, Dutra					
Alternates	Oliver sitting off this.					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Mark Cutone, Mark Cutone Architecture					
Public	None					
Concerns (7:38)	<p>Cutone – Presented project.</p> <p>Dutra – He’s okay with the building.</p> <p>Coombs – Thinks 40’ long is large for that area; should be reduced to 35’.</p> <p>Camp – Double up the vegetation along Squam Road and it would be okay; the architecture doesn’t really fit.</p> <p>McLaughlin – East elevation could be visible; the windows should be changed.</p> <p>Pohl – He has no concerns; this is super simple.</p>					
Motion	Motion to Approve with the vegetative screen along Squam Road doubled up. (Camp)					
Roll-call Vote	Carried 5-0//Dutra, McLaughlin, Coombs, Camp, and Pohl-aye			Certificate #	HDC2021-06-4031	
13.	Nant. Whales End II	06-4032	43 Squam Road	Pool	13/24	M. Cutone Arch.
Voting	Pohl, Camp, McLaughlin, Coombs, Dutra					
Alternates	Oliver sitting off this.					
Recused	None					
Documentation	Landscape design plans, site plan, and photos.					
Representing	Mark Cutone, Mark Cutone Architecture					
Public	None					
Concerns (7:48)	<p>Cutone – Presented project.</p> <p>Camp – Okay with the caveat.</p> <p>McLaughlin – No comments.</p> <p>Coombs – At 82X10, the pool is huge for a residence and bigger than the house.</p> <p>Dutra – This won’t be visible. The application doesn’t mention the hardscaping and should be included.</p> <p>Pohl – It is long but won’t be visible.</p>					
Motion	Motion to Approve to include the surrounding terrace, with the pool not to be visible at time of inspection and thereafter. (Camp)					
Roll-call Vote	Carried 5-0//Dutra, McLaughlin, Coombs, Camp, and Pohl-aye			Certificate #	HDC2021-06-4032	

14. Nant. Whales End II	06-4033	43 Squam Road	Sport court	13/24	M. Cutone Arch.
Voting	Pohl, Camp, McLaughlin, Coombs, Dutra				
Alternates	Oliver sitting off this.				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Mark Cutone, Mark Cutone Architecture				
Public	None				
Concerns (7:55)	<p>Cutone – Presented project.</p> <p>Camp – We doubled up the vegetation along the road with the gym approval; she has no concerns.</p> <p>McLaughlin – No concerns.</p> <p>Coombs – She has no concerns but feels it’s too large.</p> <p>Dutra – No concerns.</p>				
Motion	Motion to Approve with the vegetation maintained in perpetuity. (Camp)				
Roll-call Vote	Carried 5-0//Dutra, McLaughlin, Coombs, Camp, and Pohl-aye		Certificate #	HDC2021-06-4033	
15. Eloy Nava	06-4061	79 Milk Street	Garage addtn and color chng.	56/213	SMRD
Voting	Pohl, McLaughlin, Coombs, Oliver, Welch				
Alternates	Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Steve Roethke, Steve M. Roethke Design				
Public	None				
Concerns (8:00)	<p>Roethke – Presented project; noted a correction to the site plan; black sash, grey trim.</p> <p>Oliver – No concerns.</p> <p>McLaughlin – The connector has a flat roof (that’s existing with a parapet). East elevation garage deck should be reduced to 8’.</p> <p>Welch – No concerns.</p> <p>Coombs – She supports the project.</p> <p>Pohl – No concerns.</p>				
Motion	Motion to Approve as submitted. (Oliver)				
Roll-call Vote	Carried 5-0//McLaughlin, Coombs, Welch, Oliver and Pohl-aye		Certificate #	HDC2021-06-4061	
16. Brian Harris	06-4062	51 Weweeder Avenue	Move off/demo dwelling	88/12	Emeritus
Voting	Pohl, McLaughlin, Coombs, Oliver, Dutra				
Alternates	Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and historic documentation.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (8:13)	<p>MacEachern – Presented project, circa 1960.</p> <p>No concerns.</p>				
Motion	Motion to Approve as a demo/move off. (Oliver)				
Roll-call Vote	Carried 5-0//McLaughlin, Dutra, Coombs, Oliver, and Pohl-aye		Certificate #	HDC2021-06-4062	
17. Brian Harris	06-4063	51 Weweeder Avenue	Move off/demo shed	88/12	Emeritus
Voting	Pohl, McLaughlin, Coombs, Oliver, Dutra				
Alternates	Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and historic documentation.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (8:15)	<p>MacEachern – Presented project.</p> <p>No concerns.</p>				
Motion	Motion to Approve as a demo/move off. (Oliver)				
Roll-call Vote	Carried 5-0// Dutra, McLaughlin, Coombs, Oliver, and Pohl-aye		Certificate #	HDC2021-06-4063	

18. Brian Harris	06-4064	51 Weweeder Avenue	New dwelling	88/12	Emeritus
Voting	Pohl, McLaughlin, Coombs, Oliver, Dutra				
Alternates	Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (8:17)	<p>MacEachern – Presented project; white sash and trim.</p> <p>Oliver – Appreciates the simplicity. East elevation is overly fenestrated; transoms in the dormer should be larger windows.</p> <p>Dutra – Likes the design. Agrees about the east elevation transom windows being larger; though this façade seems to be overly fenestrated.</p> <p>Coombs – North elevation, 2nd- floor deck, swap the door and window; make the gable windows larger; left dormer cheek walls reduced. East elevation, ration of fenestration to the wall space is too much.</p> <p>McLaughlin – West elevation, transom dormer.</p> <p>Pohl – Nothing to add.</p>				
Motion	Motion to Hold for revisions. (Coombs)				
Roll-call Vote	Carried 5-0//Dutra, McLaughlin, Oliver, Coombs, and Pohl-aye			Certificate #	HDC2021-06-4064
19. Robin Tweedy	06-4065	3 Grand Avenue	Renovation	73.3.1/13.1	Emeritus
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory comments.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (8:25)	<p>MacEachern – Presented project; this is known as Ocean House.</p> <p>Backus – Read SAB comments: elements feel flat; consider replicating 1880 top gable.</p> <p>Camp – The 3rd-floor dormers are overpowering. East elevation, bring back the historical shutters to pull the eye to the 1st and 2nd floors. The rear feels very generic and could use some interest.</p> <p>Oliver – The historic photos show the roof pitches were shallower. Likes the idea of adding the shutters. Wishes more the historic details were being brought back. The condition with the brackets and railings is existing.</p> <p>McLaughlin – North elevation, the brackets should be 45-degree angle.</p> <p>Coombs – The time of the large ‘Sconset hotel is gone; maintaining the original façade with a smaller addition would help keep that. She’d like a view with the proposed drawings and historic photos.</p> <p>Pohl – The roof walk makes it top heavy; crossbucks plus vertical balusters is a lot.</p>				
Motion	Motion to View and hold for revisions. (Camp)				
Roll-call Vote	Carried 5-0//McLaughlin, Coombs, Oliver, Camp, and Pohl-aye			Certificate #	
20. Nantucket Invest. Hldgs.	06-4041	22 Pocomo Road	New dwelling	14/73.1	Emeritus
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver, Welch				
Alternates	Dutra				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (8:42)	<p>MacEachern – Presented project; white sash and trim; elevation drops about 3’ from the house plateau.</p> <p>Oliver – It’s a handsome building. Her concern is the roof walk over such a steep pitch; it’s out of proportion with long skirt and posts. There seems to be a large retaining situation with stairs.</p> <p>McLaughlin – Meeting rails have to drop to align with the fascia. Front door should be a 4-panel door. Roof walk seems heavy.</p> <p>Welch – He’d like to see a topographical cross section relative to the street; it looks like a house on a hill. Okay with the design. Concerned about the width of the roof walk and visibility of the 3 panels.</p> <p>Coombs – Roof walk is too large. South and west elevations are overly fenestrated, especially on the 1st floor.</p> <p>Camp – She’d like a more shingle-style front door. Concerned about the roof walk too. Space between French doors on balconies is odd.</p>				
Motion	Motion to Hold for revisions and a north-south topographical cross section through the house from the road. (Welch)				
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Welch, Camp, and Coombs-aye			Certificate #	

21. Mark Atkinson **06-4023** 82 Baxter Road Addition 49/39 Botticelli + Pohl
 Voting Camp (acting chair), McLaughlin, Coombs, Oliver, Dutra
 Alternates Welch
 Recused Pohl
 Documentation Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.
 Representing Lisa Botticelli, Botticelli & Pohl
 Public None
 Concerns (8:53) **Botticelli** – Presented project.

Backus – Not in SAB’s jurisdiction. This is a contributing structure; the porch overwhelms the original main section.

Oliver – East elevation, the left porch competes with the main body of the house; it’s a blank element; not wild about the half-round on the front.

Dutra – It’s a nice design in keeping with the building; to Ms. Oliver’s point, the porch under the living space needs to be defined better; suggested consistency of the rails. South elevation, carry the rail along that porch line as well.

McLaughlin – North elevation, the window wells need fencing around them.

Coombs – North elevation, the 2nd-floor windows are positioned inappropriately (existing). East elevation, the 6-window dormer should be reduced (that’s existing); eliminate the half round window and separate the ganged windows under it. Questions the need to replace all the windows and doors.

Camp – She’d like to see the east elevation left mass turned into a lower, proper sun porch; it’s massive and competes with the historic mass. Agrees the half-round on the front is inappropriate.

Motion **Motion to Hold for revisions. (Coombs)**

Roll-call Vote Carried 5-0//Coombs, McLaughlin, Dutra, Oliver, and Camp-aye Certificate #

Rest held for July 15th

22. Fleur De Lis 06-4040	8 Shimmo Pond Road	Demo/move off	54/258	Botticelli + Pohl
23. Fleur De Lis 06-4076	8 Shimmo Pond Road	New dwelling	54/258	Botticelli + Pohl
24. Fleur De Lis 06-4077	8 Shimmo Pond Road	Garage	54/258	Botticelli + Pohl
25. Parren Nantucket 06-4078	10 Fulling Mill Road	New main house	27/31	Botticelli + Pohl
26. Parren Nantucket 06-4079	10 Fulling Mill Road	Garage/apartment	27/31	Botticelli + Pohl
27. Howard Martin 06-4019	2 Back Street	Move off/demo	55/359	LINK
28. Howard Martin 06-4020	2 Back Street	New dwelling	55/359	LINK
29. Richard Arnold 07-4123	8 Winn Street	Demo dwelling	41/51.2	Richard Arnold
30. Sean O’Callaghan 07-4114	16 Boulevard	Addition	80/79	Studio Ppark

VIII. OLD BUSINESS (06/29/2021)

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Howard Auburn Cottage 12-0324	46 Easton Street	Demo/move dwelling	42.4.1/22	Linda Williams
2.	61 Fairgrounds, LLC	61 Fairgrounds Road Lot B	MH Rev 02-2982	67/173	Linda Williams
3.	ACK 11 Pleasant, LLC	11 Pleasant Street	Window survey	42.3.3/121	Linda Williams
4.	33 N Mill, LLC	7 North Mill Street	New dwelling	55.4.4/77	S Met
5.	22 Easton Street, LLC	22/24 Easton Street	Main house	42.1.4/12.1	Workshop APD
6.	22 Easton Street, LLC (NB)	22/24 Easton Street	Pool, Apron, & Fence	42.1.4/12.1	Ahern
7.	Mark Wilmot	35 Monomoy Road	Dormer, fenestration, balcony	54/74	Gryphon Archit
8.	Jim Ikard 05-3833	1 Bloom Street	Addition	42.3.3/140	Emeritus
9.	Jim & Cindy Helfrich 05-3834	37 Fair Street	Addition/alterations/porch	42.3.2/212	Emeritus
10.	William Scannell 05-3849	119R Eel Point Road	Rev. 2446: cupola revs	33/17.1	BPC
11.	Barry Ang 05-3821	11 Jonathan Way	Main dwelling	75/42	McMullen Assoc.
12.	Barry Ang 05-3822	11 Jonathan Way	Cottage	75/42	McMullen Assoc.
13.	Barry Ang 05-3824	11 Jonathan Way	Pool/hardscape	75/42	McMullen Assoc.
14.	Trogoh Nominee Trust 05-3640	26 Easy Street	Mixed use structure	42.4.2/23	Emeritus
15.	Greg Raiff 05-3832	100 Low Beach Road	Rev 10-2182: hardscaping	75/27	Emeritus
16.	Earret, LLC 05-3836	6A Morey Lane	New dwelling	73.3.1/47.1	Emeritus
17.	John Berry 05-3838	22 Eel Point Road	New dwelling	40/45	Emeritus
18.	Kristina Amendaloro 05-3625	8 Bank Street	Addition revisions	72.1.3/69	Angus Macleod

VIII. NEW BUSINESS 07/06/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	James Rockett	70 Pochick Avenue	New house	79/155	Thornewill Design
2.	James Rockett	70 Pochick Avenue	Barn	79/155	Thornewill Design
3.	Alex Zhabrovets	11 Tashama Lane	Shed	55/470	Self
4.	Lisa Botticelli	10R Gray Avenue	Roof solar	67/178.1	Cotuit Solar
5.	Margaret Owen	16 Golfview Drive	Solar roof array	66/188	ACK Smart
6.	Norris Building Co. Inc.	14A Lowell Place	Spa and fence	41/164	Atlantic Lndscpng
7.	Jacqueline Pizzi	3 Winn Street	Pool and hardscape	41/593	Atlantic Lndscpng
8.	Frederick Hahn	50 Eel Point Road	Fenestration changes	32/25.1	EMDA
9.	21 Amelia Drive, LLC	21 Amelia Drive	New mixed used building	67/427	EMDA
10.	Allie Scheffelin	23 Starbuck Road	Rev. 2533: staircase	60/107	Thornewill Design

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11.	Shawn Hurcoff	9 Finback Lane	Shed	66/511	Structures Ultd
12.	James Wilson	1 Appleton Road	Apron	66/388	The Garden Gp
13.	Andrew Bazos	1 Melville Court	Addition and pergola	82/98	Thornewill Design
14.	Andrew Bazos	1 Melville Court	Addition and pergola	82/98	Thornewill Design
15.	Oliveira Martim Trust	87 Cliff Road	Pool and patio	30/168.1	Ahern LLC
16.	Joshua Leffler	22 Pleasant Street	Rev. dwlng: color & clapboard	42.3.2/50	Linda Williams
17.	Joshua Leffler	22 Pleasant Street	Rev. garage: color & clapboard	42.3.2/50	Linda Williams
18.	Joshua Leffler	22 Pleasant Street	Hardscape – fence & patio	42.3.2/50	Linda Williams
19.	Brigid O’Riordan	46 West Chester Street	Roof change	41/386	Linda Williams
20.	George Schmidt	3 A Street	Garage renovations	60.2.4/78	Linda Williams
21.	Ryan Carter	8A Hawthorne Lane	Outdoor shower	56/802	Linda Williams
22.	Thomas Keegan	41B Cliff Road	Rev. 3330: walk down & pent roof	29/40	Linda Williams
23.	NHA	89 A/B Bartlett Road	AC, shed roof, door	66/40	Linda Williams
24.	Brahma Ack, LLC	6A Morey Lane	Move barn off	73.3.1/47.1	Topham Design
25.	TBD	7 Bunker Hill Road	Move off barn and alterations	73.4.2/39	Topham Design
26.	TBD	7 Bunker Hill Road	Pool and hardscape	73.4.2/39	Topham Design
27.	OHOM, LLC	28 Main Street, Sias	Rev 04-3610 color change	73.3.1/47	Emeritus
28.	Altman Michael Tr Et al	37 Sankaty Head Road	Move MH on site	48/2	BPC
29.	Altman Michael Tr Et al	37 Sankaty Head Road	Move GH on site	48/2	BPC
30.	Altman Michael Tr Et al	37 Sankaty Head Road	Pool	48/2	BPC
31.	Altman Michael Tr Et al	37 Sankaty Head Road	Cabana	48/2	BPC
32.	High Tide Partners, LLC	8 Ackermuck Way – Lot 2	New dwelling	41/618	BPC
33.	High Tide Partners, LLC	8 Ackermuck Way – Lot 2	Garage	41/618	BPC
34.	High Tide Partners, LLC	8 Ackermuck Way – Lot 2	Pool	41/618	BPC
35.	Janice Hoff Trust	26 Quidnet Road	New 2 nd dwelling	21/35	McMullen & Assoc
36.	Wayne & Lea Berman	98 Tom Nevers Road	Adtn. roof walk, fenestration	91/40	NAG
37.	ACK Laundro, LLC	4 Hanabea Lane	Exterior revisions	69/15	Emeritus
38.	Bill and Cindy Burke	54 Pochick Avenue	Fenestration revisions	79/128	Emeritus
39.	Craig Majernik	63 Burnell Street	New main house	49.3.2/1.1	Andrew Kotchen
40.	Craig Majernik	63 Burnell Street	New garage/studio	49.3.2/1.1	Andrew Kotchen
41.	Craig Majernik	63 Burnell Street	New cabana	49.3.2/1.1	Andrew Kotchen
42.	Craig Majernik	63 Burnell Street	New shed	49.3.2/1.1	Andrew Kotchen
43.	Colm O’Riordan	51A Madaket Road	Addition	41/325	V. Oliver Design
44.	Michael Lacoursiere	67 Fairgrounds Road	Shed move on site	67/177	V. Oliver Design
45.	Sean Kolloff	19 Bartlett Road	Demo/move DU	67/8	Self
46.	Sean Kolloff	19 Bartlett Road	Move on DU from 3 Raceway	67/8	Self
47.	Lisa Gulley	5 Nobadeer Way	Apron and fence	68/171	Linda Williams
48.	8 Walsh, LLC	8 Walsh Street	Rev 3819; fenestration	42.4.1/83	B. Meerbergen

X. OLD BUSINESS 07/13/2021

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Thomas Rhodes II Trst 06-3932	125 Main Street	New dwelling	42.3.3/49	Gryphon Arch
2.	Village Way RT 05-3782	6 Village Way	New dwelling	14/42	James Browsers
3.	17 Lincoln RT 06-3968	17 Lincoln Avenue	Pool and hardscape	30/118	Ben Champoux
4.	14 MVR LLC 04-3420	14 Madequecham Valley Rd	New dwelling	89/13	Emeritus
5.	Doug Meyer 05-3841	18 Gardner Road	New dwelling	43/135	Emeritus
6.	Zero India Street LLC 03-3268	1 Cambridge Street	Alteration + addition	42.3.1/130.2	Emeritus
7.	Jennifer Silva 04-3381	14 Harborview Way	Lift, addition, & roofwalk	42.4.1/26	Thornewill Dsgn
8.	Cannonbury Ln. Part. 05-3817	14 Cannonbury Lane	New dwelling	74/11	Workshop APD
9.	38 Prospect LLC	38 Prospect Street	Lot 29 – spa	55.4.4/56	Linda Williams

IX. OTHER BUSINESS	
Approved Minutes	June 22 & 24, 2021
Motion	Motion to Approve. (Oliver)
Roll-call vote	Carried 5-0//Oliver, McLaughlin, Coombs, Dutra and Camp-aye
Review Minutes	June 29 and July 1, 2021
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting Thursday, July 15, 2021 at 1:00 p.m. 2 Fairgrounds Road, Conference Room • 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	None

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 9:11 p.m. (McLaughlin)**
 Roll-call vote Carried 5-0// Oliver, Coombs, Dutra, Camp, and McLaughlin-aye

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

Sign Advisory Council