



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, August 10, 2021

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

Called to order at 5:03 p.m. and announcements by Mr. Pohl

Staff in attendance: Kadeem McCarthy, Administrative Specialist; Kadeem McCarthy, Administrative Specialist; Holly Backus, Preservation Planner; Terry Norton, Town Minutes Taker

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

Remote Participation: Per 940 CMR 29.10, Stephen Welch, Val Oliver, and Diane Coombs are participating remotely via ZOOM

Absent Members: Dutra

Late Arrivals: Welch, 5:06 p.m.

Early Departures: Oliver and Camp, 8:53 p.m.

Adoption of Agenda.

Motion **Motion to Approve the amended agenda with 30 Vestal Street moved to after 37 Sankaty Road under New Business 07/06/2021. (Coombs)**

Roll-call vote Carried 5-0//McLaughlin, Camp, Oliver, 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.	3 Skyline, LLC 07-4281	3 Skyline Drive	Garage	79/137.1	EMDA
2.	Justin Brooks 08-4343	2 Kinikinnik Way	Basement egress window	80/420	Sanne Payne
3.	Hristo Rashkov 07-4262	8 Lewis Street	Addition	67/37	Hristo Rashkov
4.	Frank Ryan 07-4283	8 Kings Way	Hardscaping	41/277	Ahern, LLC
5.	David Dalury 08-4331	125 Polpis Road	308 sf garage addition	44/19.2	Thornewill Dsgn
6.	Whitney Gifford 08-4329	19 Keel Lane	Rev. 35603: windows	66/322	Gryphon Archit.
7.	Tom Larrabee 08-4323	101-103 Hummock Pnd Rd	Rev. metal storage container	56/67, 67,307	SCI
8.	Diane Pearl 08-4337	12 Margaret's Way	Shed	20/9	Structures Ultd
9.	Alice Burnham 08-4336	12½ Sherburn Turnpike	Rev. 2003: fenestration	30/174.1	Botticelli & Pohl
10.	6 BLVD, LLC 08-4332	6 Boulevarde	Cottage – dormers/porch	80/75.1	Normand Resid.
11.	6 BLVD, LLC 08-4333	6 Boulevarde	Garage – stairs/balcony	80/75.1	Normand Resid.

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

Alternates None

Recused Pohl, Thornewill

Documentation None

Representing None

Public None

Concerns No concerns.

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

Roll-call vote Carried 5-0//Coombs, McLaughlin, Welch, Oliver, and Camp-aye

Certificate # **HDC2021-(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. 3 Raceway Dr., LLC 08-4339	3 Raceway Drive (lot 1)	Pool & hardscape	66/281	Atlantic Lndscp
• Pool and firepit not to be visible at time of inspection and in perpetuity.				
2. 16 Nanahumacke Tr. 07-4282	16 Nanahumacke Lane	Pool and hardscape	65/81	Ahern
• Pool not to be visible at time of inspection and in perpetuity.				
3. ACK, LLC 08-4314	22 Capaum Road	Rev. 73285: fenestrationg chng	40/12	Permits Plus
• Due to lack of visibility				
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	No additional concerns.			
Motion	Motion to Approve through staff per noted conditions. (Coombs)			
Roll-call Vote	Carried 5-0//McLaughlin, Camp, Oliver, Coombs, and Pohl-aye		Certificate #	HDC2021-(as noted)

IV. 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. Michael Altman Trust 07-4120	37 Sankaty Head Road	Pool	48/2	BPC
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver, Thornewill			
Alternates	Welch			
Recused	Pohl			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Joe Paul, BPC			
Public	None			
Concerns (5:08)	<p>Paul – Presented project; the cabana and vegetated berm screen the pool from the street; pool is 50X16.</p> <p>Thornewill – This is screened by the cabana; the reduction in length helps. Would like a caveat that if the bluff fails, the owner will clean up the mess.</p> <p>Oliver – Wonders about visibility from the beach side and if it is an anomaly.</p> <p>Coombs – 50’ is too long; it should be reduced so the spa doesn’t hang out past the cabana.</p> <p>McLaughlin – No concerns.</p>			
Motion	Motion to Approve through staff with the pool reduced 6’ and the pool not to be visible at time of inspection and thereafter. (McLaughlin)			
Roll-call Vote	Carried 4-1//Thornewill, McLaughlin, Oliver, and Coombs-aye; Camp-nay		Certificate #	HDC2021-07-4120
2. Michael Altman Trust 07-4121	37 Sankaty Head Road	Cabana	48/2	BPC
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver, Thornewill			
Alternates	Welch			
Recused	Pohl			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Joe Paul, BPC			
Public	None			
Concerns (5:08)	<p>Paul – Presented project; will hunker into the hill.</p> <p>Thornewill – The architecture of the cabana is appropriate.</p> <p>Oliver – Appreciates it being tucked into the terrain. The porthole windows should be square.</p> <p>Coombs – This will fit in and hide the pool. The two porthole windows should be even; one looks higher than the other.</p> <p>McLaughlin – The cabana looks like a cabana.</p> <p>Camp – She’s opposed because this area is very exposed dune planted with grass.</p>			
Motion	Motion to Approve as submitted. (Oliver)			
Roll-call Vote	Carried 4-1//Oliver, Coombs, McLaughlin, Thornewill-aye; Camp-nay		Certificate #	HDC2021-07-4121

3.	30 Vestal, LLC	07-4187	30 Vestal Street	755sf cabana 2 nd dwelling	41/45	Studio Ppark
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver					
Alternates	Welch, Thornewill					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	James Krapp, Studio Ppark					
Public	None					
Concerns (5:26)	<p>Krapp – Changing from a cabana to a 2nd dwelling; white trim and windows, pergola natural.</p> <p>Oliver – This is now a hybrid building; some part needs to look more like a dwelling. Suggested the east elevation door look more like an entry door.</p> <p>Coombs – The front door should have more recognizable as a front door with more trim or a pent roof.</p> <p>Camp – East elevation, suggested a broke back roof with a shallower pitch; the rake would meet the south elevation eave.</p> <p>McLaughlin – No concerns.</p>					
Motion	Motion to Approve through staff with the east elevation door to be a 4-light, 2-panel door with pent roof and break the left shed roof pitch so it meets the south-facing gable. (Oliver)					
Roll-call Vote	Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye			Certificate #	HDC2021-07-4187	
4.	Cinda Gaynor	07-4149	84 Old South Road	As-built hoop tent	68/415	Greyson Keller
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver					
Alternates	Thornewill					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Greyson Keller					
Public	None					
Concerns (5:35)	<p>Keller – Presented project; the trees were planted 5 or 6 years ago, and the owner wants to leave them to grow.</p> <p>Oliver – It needs more screening; the existing trees won't become adequate for a screen for several years.</p> <p>Coombs – You can't count on privet and this needs immediate screening. Would prefer vegetation over a fence.</p> <p>Camp – She would prefer larger trees over a fence. Suggested following what Ms. Gaynor has planted.</p> <p>McLaughlin – Wants the end facing the road to be shingled or painted grey. Any trees have to be at least 6' tall.</p>					
Motion	Motion to Approve through staff with 6' Leland Cyprus added to screen completely from Old South Road. (Camp)					
Roll-call Vote	Carried 5-0//Coombs, Oliver, McLaughlin, Camp, and Pohl-aye			Certificate #	HDC2021-07-4149	
5.	Housing Nantucket	07-4172	31 Fairgrounds Road	New Dwelling- bldg. 7	67/149	Emeritus
Voting	Pohl, Camp, McLaughlin, Coombs, Welch					
Alternates	Thornewill					
Recused	Oliver					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Matt MacEachern, Emeritus Development					
Public	None					
Concerns (2:28)	<p>MacEachern – Presented project; partnered with Building 6; could break up the east elevation dormer into 2.</p> <p>Flynn – The application says white trim and white sash.</p> <p>Camp – The window right of the front door should align with the window above. East elevation, the windows and doors should align between the 1st and 2nd floors.</p> <p>Coombs – East elevation, the 5-window dormer is overly large for this building and will be visible; it would be nice to break it up and/or align the windows with those on the 1st floor.</p> <p>Welch – Agrees about breaking up the east elevation dormer; thinks it will be viewed obliquely and there will be landscaping in place to screen the first floor, so dormer alignment with alignment of windows below does not seem necessary. One concern voiced is that this lot is a little higher than the surrounding streets; asked that fence, and plant type, density, and spacing be replicated on the northeast, where no vegetation is shown. The locus map is wrong.</p> <p>McLaughlin – The front door should be a 4-panel, which is appropriate for the style; glass doors are inappropriate.</p>					
Motion	Motion to Approve through staff with the east elevation dormer split into 2 dormers; south elevation to have a 4-panel front door; and the northwest and northeast to be screened with fence and plant material of density, type and layout as was approved along the southwest of the locus. (Welch)					
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Coombs, Welch, and Pohl-aye			Certificate #	HDC2021-07-4172	

6.	Peter O'Brien	07-4174	36 Low Beach Road	GH Rev. 1842: fenestration	74/55	Emeritus
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill					
Alternates	Welch					
Recused	Oliver					
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.					
Representing	Matt MacEachern, Emeritus Development					
Public	None					
Concerns (6:00)	<p>MacEachern – Presented project.</p> <p>Backus – Read SAB comments: north elevation 1st floor windows should remain as previously approved.</p> <p>Coombs – Agrees the windows are very narrow and should be wider.</p> <p>Camps – This is approvable with “A” windows on the north elevation 1st floor.</p> <p>Thornewill – Agrees the windows seem small.</p> <p>McLaughlin – South elevation, the 2nd-floor railing should be all shingle or all baluster (previously approved).</p>					
Motion	Motion to Approve through staff with windows enlarged to a typical “A” size. (Coombs)					
Roll-call Vote	Carried 5-0//Camp, Thornewill, McLaughlin, Coombs, and Pohl-aye			Certificate #	HDC2021-07-4174	
7.	Laura & Doug Fisher	07-4256	7 Paul Jones Road	New Pool	30/68.1	Emeritus
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver					
Alternates	Welch, Thornewill					
Recused	None					
Documentation	Landscape design plans, site plan, and photos.					
Representing	Matt MacEachern, Emeritus Development					
Public	None					
Concerns (6:09)	<p>MacEachern – Presented project.</p> <p>Oliver – No concerns; won’t be visible.</p> <p>Coombs – Approvable.</p> <p>Camp – Looks shoe-horned in; wants more screening around the pool.</p> <p>McLaughlin – No comments.</p>					
Motion	Motion to Approve as submitted with the pool not to be visible at time of inspection and thereafter. (Oliver)					
Roll-call Vote	Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye			Certificate #	HDC2021-07-4256	
8.	90 N Liberty Pres.Trst	07-4195	90 North Liberty Street	New Foundation	41/22	Botticelli & Pohl
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver, Thornewill					
Alternates	Welch					
Recused	Pohl					
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.					
Representing	Lisa Botticelli, Botticelli & Pohl					
Public	None					
Concerns (6:17)	<p>Botticelli – Presented project; wanted to raise a foot but there are questions if chimney can be lifted; will excavate for the foundation without lifting and will lower grade around it so it isn’t in the ground; hope for a full basement under the ell with the rest to be a crawl space.</p> <p>Backus – Individually significant 1727 lean-to. Read HSAB comments 7/26: house should stay at the same elevation; areaways or basement windows or vents should be noted; must follow Secretary of the Interior standards for rehabilitation to preserve its status; please hold for further information and send back to HSAB. The proposal is unclear about the foundation and lifting; she’d have reservations on lifting it and would want to see documentation from a structural engineer on lifting it. If there is documentation supporting historical white trim, then that would be okay; historically it is red.</p> <p>Coombs – She’d prefer it not be raised to the detriment of the magnificent chimney. Would support anything that maintains the chimney.</p> <p>Thornewill – Likes the proposal of not lifting. Feels white is inappropriate. Preserving the building is most important.</p> <p>Oliver – Likes the light grey it is now with clearly red doors. Likes the idea of lowering the grade; asked how that would be accomplished and what would happen to the existing rubble foundation. She wants a foundation plan showing how construction will be accomplished.</p> <p>McLaughlin – Okay with putting in the foundation.</p> <p>Camp – Agrees about getting more information on how the foundation will be done.</p>					
Motion	Motion to Hold for a foundation plan showing scope of work and how it would be accomplished. (Oliver)					
Roll-call Vote	Carried 5-0//Thornewill, McLaughlin, Oliver, Coombs, and Camp-aye			Certificate #		

9. The Braes, LLC 07-4165	23 Baxter Road	Addition	49.2.3/12	Botticelli & Pohl
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver, Welch			
Alternates	Thornewill			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Lisa Botticelli, Botticelli & Pohl			
Public	None			
Concerns (6:32)	Botticelli – Presented project; asked for 2 windows on the west elevation. Backus – Circa 1890 contributing. Read SAB comments: great example of a sensitive addition. Staff agrees. No concerns.			
Motion	Motion to Approve through staff with 2 windows on the west elevation. (McLaughlin)			
Roll-call Vote	Carried 5-0//Welch, Oliver, Coombs, McLaughlin, and Camp-aye	Certificate #	HDC2021-07-4165	
10. Houghton, Jim 07-4186	12 Upper Tawpawshaw	New Dwelling	53/58	Shelter 7
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (6:37)	Not opened at this time.			
Motion	Motion to Hold for representation. (Coombs)			
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Oliver, Coombs, and Pohl-aye	Certificate #		
11. 38 Monohansett, LLC 07-4182	38 Monohansett Road	New Dwelling	79/60	Val Oliver Design
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill			
Alternates	Welch			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Val Oliver, Val Oliver Design			
Public	None			
Concerns (6:38)	Oliver – Presented project; 27'9", grey trim, black windows, natural to weather cedar roof. No concerns.			
Motion	Motion to Approve as submitted. (Camp)			
Roll-call Vote	Carried 5-0//Coombs, Thornewill, McLaughlin, Camp, and Pohl-aye	Certificate #	HDC2021-07-4182	
12. Jennifer Bowman 07-4194	14 Starbuck Road	Hardscape: spa & paving	60/114	Jardins Intl
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Landscape design plans, site plan, photos, and advisory comments.			
Representing	Elisabeth O'Rourke, Jardins International			
Public	None			
Concerns (6:42)	O'Rourke – Presented project. Pohl – Read MAB comments: incomplete application form; elevation viewed how high out of ground; lack of visibility; no apron approvable on dirt road. Coombs – The driveway is better; parking and patio should have rounded edges. The granite patio is very formal for Starbuck Road. Okay with the spa. Oliver – Appreciates the relocated driveway and cutting the spa into the deck. Doesn't think we can see the square corners. McLaughlin – This is approvable due to lack of visibility.			
Motion	Motion to Approve as submitted. (Camp)			
Roll-call Vote	Carried 5-0//McLaughlin, Oliver, Coombs, Camp, and Pohl-ae	Certificate #	HDC2021-07-4194	
13. Westmoor Club, LLC 07-4189	105 West Chester Street	Tennis/pickleball courts	41/805	JGG Architects
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (6:50)	Flynn – The asked this be held for Thurs. Not opened at this time.			
Motion	Motion to Hold for Thursday. (Camp)			
Roll-call Vote	Carried 5-0//McLaughlin, Coombs, Oliver, Camp, and Pohl-aye	Certificate #		

14. ACK 860 QR, LLC 08-4345	86 Quidnet Road	Rev. 2944: windows/doors	21/102	NAG
Voting	Pohl, Camp, McLaughlin, Coombs, Welch			
Alternates	Thornewill			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	None			
Public	None			
Concerns (6:51)	<p>Backus – This is a circa 1900 contributing structure; need photos discerning visibility from the beach; elevation facing the ocean has too much glass.</p> <p>Camp – If the middle set of French doors are eliminated and the middle window centered under the gable would, that square things up and reduce the glass.</p> <p>Welch – Looking at the existing, the windows were large and simple; thinks the proposed is a return to that simplification and is appropriate to the area. Would prefer this be held for representation rather than voting an approval with revisions but without the applicant’s agent present.</p> <p>McLaughlin – No comments.</p> <p>Coombs – Asked this be held for representation. Likes Ms. Camp’s suggestion.</p>			
Motion	Motion to Hold for revisions. (Coombs)			
Roll-call Vote	Carried 5-0//Welch, Camp, McLaughlin, Coombs, and Pohl-aye		Certificate #	
15. 5 Bunker Hill, LLC 07-4259	7 Bunker Hill Road	New dwelling	73.4.2/39	Topham Design
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Joe Topham, Topham Design			
Public	None			
Concerns (7:01)	<p>Topham – Presented project.</p> <p>Backus – In fill structure. Read SAB comments 8/9: single shutters not appropriate; move exterior stairs to east side; shed roof brought away from chimney; bulkhead should be in the back; north elevation more natural looking. Appreciates the barn-like design and lean-too.</p> <p>Oliver – Likes this. Cellar stairs should move to the back of the garage. Shed roof pitch could be reduced a little bit and pulled away from the chimney. The site plan shows a break in the fence; confirmed it is in fact solid. Suggested a small roof or pergola over the nano-doors; thinks those will be visible and they are an anomaly.</p> <p>Coombs – A pergola over the nano-doors is a good idea.</p> <p>Camp – Likes the architecture and with the suggestions, feels it is approvable.</p> <p>McLaughlin – Front door to be more traditional.</p> <p>Discussion about where to move the external basement stairs.</p>			
Motion	Motion to Approve through staff with bulkhead stairs moved around the corner to the east elevation; a pergola over the nano-doors; drop the shed roof to 4/12; and the front door to be cottage-style, 6-light. (Coombs)			
Roll-call Vote	Carried 5-0//Camp, Oliver, McLaughlin, Coombs, and Pohl-aye		Certificate # HDC2021-07-4259	
16. G2 Bunker Hill, LLC 06-4101	7 Bunker Hill Road	Pool and hardscape	73.4.2/39	Topham Design
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Landscape design plans, site plan, photos, and advisory comments.			
Representing	Joe Topham, Topham Design			
Public	None			
Concerns (7:17)	<p>Topham – Presented project; there’s a pool across the street; patio right of the pool will be reduced.</p> <p>Backus – Read SAB comments 7/12 & 8/2: relocate in center of lot; too much paving around the pool; too much hardscape; fence too tall. Agrees there is a lot of paving proposed and it needs to be reduced.</p> <p>Coombs – The pool needs to get away from the road; it could be smaller and turned and positioned closer to the house.</p> <p>Oliver – Agrees with SAB about the hardscape. Suggested turning 90% and tucking toward the rear.</p> <p>McLaughlin – The plot plan says nothing about vegetation or screening.</p> <p>Camp – This is a visible location, and the lot is maxed out with pavers and the pool requiring a lot of screening. She is totally opposed to a pool on Bunker Hill Road, and this is right on the road.</p> <p>Pohl – More needs to be done for screening and minimizing the amount of hardscaping.</p>			
Motion	Motion to Hold for revisions. (Coombs)			
Roll-call Vote	Carried 5-0//Camp, Oliver, McLaughlin, Coombs, and Pohl-aye		Certificate #	

17. Nant. 24 Mill St, LLC 07-4269	24 Mill Street	Demo shed	55.4.4/97	Self
18. Nant. 24 Mill St, LLC 07-4270	24 Mill Street	New shed	55.4.4/97	Self
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (7:25)	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 #	

V. OLD BUSINESS 07/27/21

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Michael Herbert 06-4046	4 Harbor View Way	Rev.: spa & hardscape	42.4.1/30	Topham Design
Voting	Pohl, Camp, McLaughlin, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Joe Topham, Topham Design				
Public	None				
Concerns (7:26)	<p>Topham – reviewed changes made per previous concerns; the Cyprus could be maintained as a hedge. Backus – There is still a lot of hardscaping; suggested reducing the brick in the flood-zone area; Leland Cyprus isn't better than privet. Camp – She would prefer privet over cut Leland; there are other evergreens. Thornewill – Privet is all over this neighborhood. Welch – No concerns with what's proposed. Sheered Leland Cyprus looks like any sheered evergreen; they are denser than privet, and of course they are evergreen. McLaughlin – No comments. Pohl – He's fine with privet.</p>				
Motion	Motion to Approve substituting privet for the Leland Cyprus. (Camp)				
Roll-call Vote	Carried 4-1//McLaughlin, Thornewill, Camp, and Pohl-aye; Welch-nay		Certificate # HDC2021-06-4046		
2.	David Lazowski 04-3411	18 Parson Lane	Hardscaping: walls & paving	75/102	M. Cutone Arch.
Voting	Pohl, Coombs, Camp, Oliver, Thornewill				
Alternates	Welch				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Mark Cutone, Mark Cutone Architecture				
Public	None				
Concerns (7:33)	<p>Cutone – Reviewed changes made per previous concerns. Coombs – Like the change to the wall on the north. Camp – We can't see this. Oliver – She has reservations about the visibility. Thornewill – Likes the changes.</p>				
Motion	Motion to Approve as submitted. (Camp)				
Roll-call Vote	Carried 5-0//Coombs, Oliver, Thornewill, Camp, and Pohl-aye		Certificate # HDC2021-04-3411		

3. Downyflake	06-3974	14 West Creek Road	Commercial building	55/175	Robert Newman
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill				
Alternates	Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Robert Newman, Sandcastle Construction Inc. Karsten Rainemo, owner				
Public	None				
Concerns (7:41)	<p>Newman – Reviewed changes made per previous concerns; it’s narrower and moved away from Pleasant Street.</p> <p>Rainemo – With the house moved, there should be room for the tree; the Select Board approves removal of Town trees.</p> <p>Coombs – He’s done what we asked regarding the architecture. We need to be careful about where solar the goes in this very prominent location. They need to resolve the issues with the Town tree before we approve this.</p> <p>Oliver – This looks great. Asked if the tree on the corner will stay; it is a Town tree.</p> <p>McLaughlin – This is in a commercial area, and it is approvable.</p> <p>Thornewill – He’s mitigated a lot of her issues. Eliminate the gable window on the north. If you have to get rid of the tree, plant new ones.</p> <p>Pohl – This shows solar panels, but we will approve them separately.</p>				
Motion	Motion to Approve through staff with the 4-light gable windows eliminated on the north and south and not approving solar at this time. (McLaughlin)				
Roll-call Vote	Carried 4-1//Oliver, Thornewill, McLaughlin, and Pohl-aye; Coombs-nay		Certificate #	HDC2021-06-3974	
4. Downyflake	06-3971	14 West Creek Road	Rooftop solar	55/175	Robert Newman
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill				
Alternates	Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.				
Representing	Robert Newman, Sandcastle Construction Inc. Karsten Rainemo, owner				
Public	None				
Concerns (7:56)	<p>Pohl – The solar will be visible from West Creek Road but is on a black roof.</p> <p>Oliver – Appreciates moving it off the front.</p> <p>Coombs – It will be visible; she would prefer some panels be put on the lower wings rather than on the main mass.</p> <p>Thornewill – It’s on the rear of a commercial building.</p> <p>McLaughlin – No concerns.</p>				
Motion	Motion to Approve as submitted. (McLaughlin)				
Roll-call Vote	Carried 4-1//Oliver, Thornewill, McLaughlin, and Pohl-aye; Coombs-nay		Certificate #	HDC2021-06-3971	
5. Salvator Lentini	06-4048	20 Field Avenue	Main house addition	80/149	CWA
Voting	Pohl, Camp, McLaughlin, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Amy Ledoux, Chip Webster Associates				
Public	None				
Concerns (8:01)	<p>Ledoux – Reviewed changes made per previous concerns.</p> <p>Thornewill – As seen from the side, the roof walk is set very high above the ridge and is off center; needs to come down so the framing sits on the ridge.</p> <p>Camp – Northeast elevation, the windows are very square and confuses the style of the house. The roof walk doesn’t work and pulls the eye up.</p> <p>McLaughlin – Northeast elevation, the 2nd-floor windows should be double-hung.</p> <p>Welch – The roof walk should drop to within 1” to 2” of the ridge and should be natural to weather. Land Bank property with paths and roadways abuts this to the rear. Thinks much will be obscured due to the density of the vegetation.</p> <p>Pohl – Agrees with what’s been said. Underside of the roof walk frame should touch the roof ridge.</p>				
Motion	Motion to Approve through staff with the roof walk lowered so the framing is just off the ridge and to be natural to weather. (Thornewill)				
Roll-call Vote	Carried 5-0//McLaughlin, Camp, Welch, Thornewill, and Pohl-aye		Certificate #	HDC2021-06-4048	

6. Salvator Lentini	06-4052	20 Field Avenue	Pool	80/149	CWA
Voting	Pohl, Camp, McLaughlin, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Amy Ledoux, Chip Webster Associates				
Public	None				
Concerns (8:13)	<p>Ledoux – Reviewed changes made per previous concerns.</p> <p>Thornewill – We had asked the patio to come off the rear property line so there is room for vegetation; you can't rely on your neighbor's vegetation for screening.</p> <p>Welch – The buffer needs to be significant along the Land Bank property and the patio should not be in the setback. Being Land Bank property, it is open to the public and he believes the HDC needs to ensure there is space for a planted buffer on the applicant's property. With the caveat, it is incumbent on the applicant to ensure the pool remains screened from visibility should the Land Bank cut their vegetation back.</p> <p>Camp – Asked if the vegetated island is to screen the pool (not necessarily). Agrees about reducing the patio.</p> <p>McLaughlin – Nothing to add.</p> <p>Pohl – We need more specific vegetation for the island.</p>				
Motion	Motion to Hold for revisions. (Camp)				
Roll-call Vote	Carried 5-0//McLaughlin, Thornewill, Camp, Welch, and Pohl-aye			Certificate #	
7. Salvator Lentini	06-4054	20 Field Avenue	Pool cabana	80/149	CWA
Voting	Pohl, Camp, McLaughlin, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Amy Ledoux, Chip Webster Associates				
Public	None				
Concerns (8:25)	<p>Ledoux – Reviewed changes made per previous concerns.</p> <p>No concerns.</p>				
Motion	Motion to Approve with Vermont fieldstone. (Welch)				
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Thornewill, Welch, and Pohl-aye			Certificate #	HDC2021-06-4054
8. Brian Harris	06-4064	51 Weweeder Avenue	New dwelling	88/12	Emeritus
Voting	Pohl, McLaughlin, Coombs, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (8:29)	<p>MacEachern – Reviewed changes made per previous concerns.</p> <p>Coombs – West elevation, the triple-ganged windows should be separated like the windows on the far right.</p> <p>Welch – Appreciates the changes.</p> <p>Oliver – No concerns; likes the simplicity of this house.</p> <p>McLaughlin – No comments.</p> <p>Pohl – Suggested the west elevation middle dormer windows be pulled together to align over the 1st and 3rd windows below.</p>				
Motion	Motion to Approve through staff with the west elevation triple-ganged windows separated enough to align the 1st and 3rd windows under the windows above. (Oliver)				
Roll-call Vote	Carried 5-0//Welch, Coombs, McLaughlin, Oliver, and Pohl-aye			Certificate #	HDC2021-06-4064
9. Robin Tweedy	06-4065	3 Grand Avenue	Renovation	73.3.1/13.1	Emeritus
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory comments.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (8:38)	<p>MacEachern – Reviewed changes made per previous concerns.</p> <p>Backus – Circa 1873 contributing ocean-view house. Converted to dwelling between 1919 and 1923. Glad the gable dormer is coming back; SAB had talked about recreating the cross-gable. Roof walk is not original.</p> <p>Camp – The front door looks odd (existing). Likes the gable forward dormer.</p> <p>Coombs – Likes the gable in the front, but the roof walk detracts from the charm of the front façade.</p> <p>Oliver – Really likes the gable, which harkens back to the history; no strong feeling about the roof walk.</p> <p>McLaughlin – This is approvable.</p>				
Motion	Motion to Approve through staff the gable-dormer version submitted at the table. (Camp)				
Roll-call Vote	Carried 5-0//McLaughlin, Oliver, Coombs, Camp, and Pohl-aye			Certificate #	HDC2021-06-4065

10. Jim Ikard 05-3833	1 Bloom Street	Addition	42.3.3/140	Emeritus
Voting	Pohl, McLaughlin, Coombs, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory comments.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (8:53)	<p>MacEachern – Reviewed changes made per previous concerns.</p> <p>Backus – Individually significant, circa 1727; integrity of the front should be maintained. Read HSAB comments 8/2: the HDC has been clear that the additions should come off of the back of the house instead of the front mass; this hasn't been addressed at all; the forward gable addition on the south elevation is too close to the front façade - an addition off of an addition this close to the street compounds the issue; it should be a single-story addition pushed back another ten feet or so; the rearward gable addition on the south side has a modern form that does not relate at all to the character of this 1777 house - it is too wide and boxy, the fully exposed chimney should be on the interior, and the screen porch is too large and completely inappropriate; a smaller, simple shed-roofed porch off the back would be more acceptable; the void between the two south-facing gables is awkward; additions to an historic building of this age should not overwhelm the original structure; this design does not show appropriate respect for the simple character of a house of this vintage; please send back to HSAB when revisions are submitted.</p> <p>McLaughlin – East elevation, everything is appropriate, especially the natural casing around the front door.</p> <p>Coombs – Agrees with HSAB; the original east elevation should be the most prominent; the addition on the left should be kept very simple; liked the previous submission better with more windows.</p> <p>Welch – On the site plan, the covered porch isn't reflected; asks it be added. For him, appreciates decreased width of the addition; it is helpful; potential success hinges on that east elevation and the height of the single-story addition; given the fact it jogs back only 6", not inconceivable to think it would have been a converted shed space; needs a shorter plate height. West won't be visible. The south and north will be obliquely visible.</p> <p>Thornewill – South elevation, the whole addition piece needs to shift farther away from the front of the existing front façade. The screened porch with a hipped roof is too much but isn't very visible.</p> <p>Pohl – There's a lot of HSAB resistance to the addition coming off the east elevation left; he's not adverse to it and agrees with changing the single-story element to a shed roof.</p>			
Motion	Motion to Hold for revisions. (Welch)			
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Thornewill, Welch, and Pohl-aye		Certificate #	

Rest held for Thursday, August 12th.

11. Jim Helfrich 05-3834	37 Fair Street	Addition/alteration/porch	42.3.2/212	Emeritus
12. Greg Raiff 05-3832	100 Low Beach Road	Hardscape revisions	75/27	Emeritus
13. John Barry 05-3838	22 Eel Point Road	New dwelling	40/45	Emeritus
14. John Barry 05-3956	22 Eel Point Road	New guest house	40/45	Emeritus
15. John Barry 05-3895	22 Eel Point Road	New garage	40/45	Emeritus
16. Trogoh Nominee Trust 05-3640	26 Easy Street	Mixed use structure	42.4.2/23	Emeritus
17. 33 N Mill, LLC	7 North Mill Street	New dwelling	55.4.4/77	Sophie Metz
18. Mark Atkinson 06-4023	82 Baxter Road	Addition	49/39	Botticelli + Pohl
19. Carol Anne Surface 04-3606	47 Warren's Landing Rd	Pool	38/54	BPC
20. Kristine Amendaloro 05-3625	8 Bank Street Sias	Additions	72.1.3/69	Angus Macleod

VI. NEW BUSINESS (08/3/2021)

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Julius Pays 07-4217	6 Bayberry Lane	Addition	67/73	Thornewill Dsgn
2.	Eileen Harkness 07-4215	5 Gardner Perry Lane	Demo shed	55/32.1	Thornewill Dsgn
3.	Eileen Harkness 07-4216	5 Gardner Perry Lane	Addition	55/32.1	Thornewill Dsgn
4.	James Gribbell 07-4236	2 Mulberry Street	New garage/cottage	55.4.1/20	Thornewill Dsgn
5.	Amos Hostetter 07-4237	58 Baxter Road	New dwelling	49/54	Will Stephens
6.	Tom Fusaro 07-4238	6 Toombs Court	New dwelling	68/155	Val Oliver Design
7.	TLG Properties 07-4251	21 Pleasant Street	Driveway	55.4.1/1	Edgewater
8.	Theodorakos Vaios Tr 07-4254	79 Pocomo Road	Demo/move off	15/5	CWA
9.	Hannah Gardner House 07-4272	6 Gull Island Lane	Historic determination garage	42.4.3/61	Sarah McLane
10.	Hannah Gardner House 07-4273	6 Gull Island Lane	Garage fenestration and roof	42.4.3/61	Sarah McLane
11.	5 Sherburne Way, LLC 07-4263	5 Sherburne Way	New dwelling GH/garage	30/38	Botticelli & Pohl
12.	Steve Frohwein 07-4277	32 North Liberty Street	Move shed on site	41/159	Emeritus
13.	Steve Frohwein 07-4278	32 North Liberty Street	Replace windows/like kind	41/159	Emeritus
14.	2 Chestnut St ACK, LLC 07-4271	2 Chestnut Street	Addition	42.3.1/69	Emeritus
15.	MBL Norris 07-4268	14 Lowell Place	Shed	41/164	Emeritus
16.	Nantucket Oaks, LLC 07-4285	99 Low Beach Road	New studio #1	75/32.1	Normand Resid.
17.	Nantucket Oaks, LLC 07-4286	99 Low Beach Road	New studio #2	75/32.1	Normand Resid.
18.	Nantucket Oaks, LLC 07-4287	99 Low Beach Road	New studio #3	75/32.1	Normand Resid.

19. William Scannell 07-4293	119R Eel Point Road	Rev pool	33/17.1	Atlantic Lndscpg
20. Lund Nantucket R.T. 07-4292	173 Hydrangea Lane	Pool	73/97 & 98	Atlantic Lndscpg
21. Shared Haven N.T. 07-4289	19 Derrymore Road	Pool	41/116	Atlantic Lndscpg
22. Kris Megna 07-4288	2A Blueberry Lane	Roof top solar	80/178.1	ACK Smart

VII. OLD BUSINESS 08/10/2021

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Howard Martin 06-4020	2 Back Street	New dwelling	55/389	LINK
2. Wayne Berman 07-4229	98 Tom Nevers Road	Add, roofwalk, fenestration	91/40	NAG
3. Lot 27 N Mill, LLC 06-4021	Lot 27B Birdsong	New dwelling	55.4.4/80.1	B. Meerbergen
4. Lot 27 N Mill, LLC 06-4022	Lot 27B Birdsong	Studio	55.4.4/80.1	B. Meerbergen
5. Jacqueline Pizzi 06-4081	3 Winn Street	Pool and hardscape	41/593	Atlantic Lndscpg
6. 22 Easton Street 05-3643	22-24 Easton Street	Main house	42.1.4/12	Workshop APD
7. 22 Easton Street 05-3644	22-24 Easton Street	East garage	42.1.4/12	Workshop APD
8. 22 Easton Street 05-3645	22-24 Easton Street	West garage	42.1.4/12	Workshop APD
9. 22 Easton Street 05-3646	22-24 Easton Street	Gym pavilion	42.1.4/12	Workshop APD
10. 22 Easton Street 06-4026	22-24 Easton Street	Pool and hardscape	42.1.4/12	Ahern
11. Oliveira Martin Trust 06-4028	87 Cliff Road	Pool	30/168.1	Ahern
12. Darrell Ferguson 06-4102	28 Main Street, Sias	Color change chimney and fenest	73.3.1/47	Emeritus
13. Jessica Millard 06-4017	5 Cudweed	Windows/doors	82/145	Val Oliver
14. NHA Macy Warehouse 07-4199	12 Straight Wharf	Unapproved Like-Kind doors	42.3.1/138	Linda Williams
15. Norris Building Co. 06-4086	14A Lowell Place	Hardscape – spa	41/164	Atlantic Lndscpg

VIII. OTHER BUSINESS

Approved Minutes	July 20, 27, & 29, 2021
Motion	Motion to Approve. (Thornewill)
Roll-call Vote	Carried 5-0// Coombs, Welch, McLaughlin, Thornewill, and Pohl-aye
Review Minutes	August 3 & 5, 2021
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting Thursday, August 12, 2021 at 1:00 pm. 2 Fairgrounds Road, Conference Room • Discussion of Advisory Board Review • 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	Welch – Asked that HDC advance approval of the August 3 rd minutes because of possible appeal.

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 9:10 pm. (McLaughlin)**
 Roll-call vote Carried 5-0//Thornewill, Welch, Coombs, McLaughlin, and Pohl-aye

Submitted by:
 Terry L. Norton

Historic Structures Advisory Board Sconset Advisory Board Madaket Advisory Board