



HISTORIC DISTRICT COMMISSION SPECIAL MEETING

2 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

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

~~ MINUTES ~~

Thursday August 25, 2022

Conference Room, 2 Fairgrounds Road & Remote Participation via ZOOM.

Called to order at 1:02 pm. and announcements by Mr. Pohl

Staff in attendance: Esmeralda Martinez, Land Use Specialist; Billy Saad, Land Use Specialist; Terry Norton, Town Minutes Taker

Attending Members: Pohl, Welch, Oliver, Thornewill

Remote Participation: Thornewill

Absent Members: Coombs, Camp, Dutra

Late Arrivals: None

Early Departures: None

Adoption of Agenda.

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

Roll-call vote Carried 4-0//Welch, Thornewill, Oliver, and Pohl-aye

I. COMMISSION COMMENTS

1. None

II. PUBLIC COMMENT

None

XII. NEW BUSINESS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Nt Property Owner 08-6935	5 Beach Grass Lot 57	New dwelling	68/883	Linda Williams
Voting	Pohl, Welch, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Linda Williams				
Public	None				
Concerns (1:04)	<p>Oliver – She reviewed these applications and grouped them by model; 5 Beachgrass and 21 Honeysuckle are the same model.</p> <p>Williams – All these designs have been approved in the past. White window & trim & door, Georgetown grey roof,</p> <p>Thornewill – North elevation, the porch should be extended 1’ on each end; it looks tight in the window and door.</p> <p>Welch – Given the height of the structure and window height, the 7’ doors work well.</p> <p>Discussion about which addresses in Sandpiper Place are this same design.</p>				
Motion	Motion to Approve through staff with the north elevation porch widened. (Oliver)				
Roll-call Vote	Carried 4-0//Thornewill, Welch, Oliver, and Pohl-aye			Certificate #	HDC2022-08-6935
2.	Nt Property Owner 08-6944	21 Honeysuckle Dr (89)	New dwelling	68/396	Linda Williams
Voting	Pohl, Welch, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Linda Williams				
Public	None				
Concerns (1:16)	<p>Williams – Back roof, Cobblestone grey trim, sandtone sash, black door. Windows are 6-over-6.</p> <p>Welch – The front porch looks very small on the site plan.</p>				
Motion	Motion to Approve through staff with the north elevation porch widened. (Oliver)				
Roll-call Vote	Carried 4-0//Thornewill, Welch, Oliver, and Pohl-aye			Certificate #	HDC2022-08-6944

3. Nt Property Owner **08-6936** 3 Beach Grass Lot 68 New dwelling 68/857 Linda Williams
 Voting Pohl, Welch, Oliver, Thornewill
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Linda Williams
 Public None
 Concerns (1:22) **Williams** – This hasn’t been seen before. Removed the 4-light transom on the south elevation.
Oliver – South elevation with the 4-light over it is odd. East elevation, suggested replacing the “W5” window with the “W4”.
Thornewill – The doors look small compared to the windows, which look large; suggested 4-light in the doors.
Welch – The frontispiece is atypical and unattractive; suggested 6-quarters headcasing and 5-quarters side pieces.
 Motion **Motion to Approve through staff with the east elevation “W5” window left of the door to be the same as the “W4” gable window, the door headcasing to be thick than the side casing. (Oliver)**
 Roll-call Vote Carried 4-0//Thornewill, Welch, Oliver, and Pohl-aye Certificate # **HDC2022-08-6936**
4. Nt Property Owner **08-6945** 14 Beach Grass Lot 92 New dwelling 68/395 Linda Williams
 Voting Pohl, Welch, Oliver, Thornewill
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Linda Williams
 Public None
 Concerns (1:30) **Williams** – Same model flipped; reviewed the color pallet.
 No other concerns.
 Motion **Motion to Approve through staff with the “W5” window left of the door to be the same as the “W4” gable window, the door headcasing to be thick than the side casing. (Welch)**
 Roll-call Vote Carried 4-0//Oliver, Thornewill, Welch, and Pohl-aye Certificate # **HDC2022-08-6945**
5. Nt Property Owner **08-6942** 19 Honeysuckle Dr (88) New dwelling 68/397 Linda Williams
 Voting Pohl, Welch, Oliver, Thornewill
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Linda Williams
 Public None
 Concerns (time) **Williams** – Reviewed color pallet.
Thornewill – Asked why the windows in all three of these are 2-over-2; the concept is they aren’t alike.
 No other concerns.
 Motion **Motion to Approve through staff with the “W5” window left of the door to be the same as the “W4” gable window, the door headcasing to be thick than the side casing, and 6-over-1 windows. (Welch)**
 Roll-call Vote Carried 4-0//Oliver, Thornewill, Welch, and Pohl-aye Certificate # **HDC2022-08-6945**
6. Nt Property Owner **08-6938** 1 Beach Grass Lot 69 New dwelling 68/885 Linda Williams
 Voting Pohl, Welch, Oliver, Thornewill
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Linda Williams
 Public None
 Concerns (1:35) **Williams** – This is a previously approved model.
 Review of color pallet.
Thornewill – South & north elevations, the of broken back roof and big dormer is odd and will be visible.
 Motion **Motion to Approve as submitted. (Welch)**
 Roll-call Vote Carried 4-0//Oliver, Thornewill, Welch, and Pohl-aye Certificate # **HDC2022-08-6938**
7. Nt Property Owner **08-6940** 17 Honeysuckle Dr (87) New dwelling 68/398 Linda Williams
 Voting Pohl, Welch, Oliver, Thornewill
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Linda Williams
 Public None
 Concerns (1:41) **Williams** – This is a mirror image of 1 Beach Grass; all white; this is not on a corner.
 No concerns.
 Motion **Motion to Approve as submitted. (Oliver)**
 Roll-call Vote Carried 4-0//Thornewill, Welch, Oliver, and Pohl-aye Certificate # **HDC2022-08-6940**

8. Nt Property Owner **08-6946** 12 Beach Grass Lot 93 New dwelling 68/856 Linda Williams
 Voting Pohl, Welch, Oliver, Thornewill
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Linda Williams
 Public None
 Concerns (1:44) **Williams** – Presented project. South elevation, the 6-light transom is being deleted.
Pohl – The north and south elevations are long but not that visible.
Welch – He’s not a fan of the long, broken-back roof but it won’t be visible; he’d prefer it be a normal saltbox.
Oliver – Agrees about with Mr. Welch.
Thornewill – Agrees also about the broke-back roof on the north and south. West elevation, the ridge shouldn’t drop. It could be much simpler and typical and get the same program.
 Motion **Motion to Hold for revisions. (Oliver)**
 Roll-call Vote Carried 4-0//Thornewill, Welch, Oliver, and Pohl-aye Certificate #
9. Nt Property Owner **08-6947** 10 Beach Grass Lot 94 New dwelling 68/884 Linda Williams
 Voting Pohl, Welch, Oliver, Thornewill
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Linda Williams
 Public None
 Concerns (1:53) **Williams** – This is the only one of this model.
Oliver – Window and front door trim have the same issue.
 Motion **Motion to Approve through staff with 4-light in gable being window next to door and front door trim to have deeper headcasing. (Oliver)**
 Roll-call Vote Carried 4-0//Thornewill, Welch, Oliver, and Pohl-aye Certificate # **HDC2022-08-6940**
10. Nt Property Owner **08-6929** 2 Indigo Lot 81 New dwelling 68/881 Linda Williams
 Voting Pohl, Welch, Oliver, Thornewill
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Linda Williams
 Public None
 Concerns (1:55) **Williams** – Presented project. Rationalized why the dormer windows can’t be raised.
Thornewill – West elevation porch should be widened 1’ each side. South elevation, the dormer windows are too low.
Welch – Same concern with the front door head casing. There’s room to lift the dormer windows some without hitting the ceiling.
Pohl – Those dormer windows can be raised.
 Motion **Motion to Approve through staff with thicker front door headcasing, widen the side porch, and the dormer windows tight to the headcasing. (Welch)**
 Roll-call Vote Carried 4-0//Oliver, Thornewill, Welch, and Pohl-aye Certificate # **HDC2022-08-6929**
11. Nt Property Owner **08-6932** 15 Honeysuckle Drive New dwelling revision 68/864 Linda Williams
 Voting Pohl, Welch, Oliver, Thornewill
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Linda Williams
 Public None
 Concerns (2:00) **Pohl** – Same model with the same conditions.
 Motion **Motion to Approve through staff with thicker front door headcasing, widen the west elevation porch, and the dormer windows tight to the headcasing. (Welch)**
 Roll-call Vote Carried 4-0//Thornewill, Oliver, Welch, and Pohl-aye Certificate # **HDC2022-08-6932**

12. Nt Property Owner 08-6933	6 Beach Grass Lot 82	New duplex	68/860	Linda Williams
Voting	Pohl, Welch, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Linda Williams			
Public	None			
Concerns (2:02)	Williams – Presented project; this is on a corner. No concerns.			
Motion	Motion to Approve through staff with sandtone sash. (Welch)			
Roll-call Vote	Carried 4-0//Oliver, Thornewill, Welch, and Pohl-aye		Certificate #	HDC2022-08-6933
13. NHA Properties Inc. 08-6928	8 Honeysuckle Drive	New dwelling	68/8	Linda Williams
Voting	Pohl, Welch, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Linda Williams			
Public	None			
Concerns (2:06)	Williams – Presented project. Oliver – This and 12 Honeysuckle are the same model. No concerns. Welch – The front door headcasing should be deeper.			
Motion	Motion to Approve through staff with the front door headcasing to be deeper. (Welch)			
Roll-call Vote	Carried 4-0//Thornewill, Oliver, Welch, and Pohl-aye		Certificate #	HDC2022-08-6928
14. NHA Properties Inc. 08-6926	12 Honeysuckle Drive	New dwelling	68/8	Linda Williams
Voting	Pohl, Welch, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Linda Williams			
Public	None			
Concerns (2:09)	Williams – Mirror image same model. Thornewill – She'd like Essex green sash and door, quaker grey trim,			
Motion	Motion to Approve through staff with the front door headcasing to be deeper and Essex green sash and door and Quaker grey trim. (Welch)			
Roll-call Vote	Carried 4-0//Thornewill, Oliver, Welch, and Pohl-aye		Certificate #	HDC2022-08-6926
15. NHA Properties Inc. 08-6927	10 Honeysuckle Drive	New dwelling	68/8	Linda Williams
Voting	Pohl, Welch, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Linda Williams			
Public	None			
Concerns (2:12)	Williams – Sandstone windows, cobblestone trim and grey door. No concerns.			
Motion	Motion to Approve through staff with the front door headcasing deeper. (Oliver)			
Roll-call Vote	Carried //Thornewill, Welch, Oliver, and Poh-aye		Certificate #	HDC2022-08-6927

XIII. OTHER BUSINESS

Approved Minutes	None
Motion	
Roll-call vote	
Review Minutes	August 15, 2022
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting: Tuesday, August 30TH @ 4:00 pm Hybrid – Zoom & 4 Fairgrounds Rd, Community Room • Discussion of Wind Turbines • Section 106 – Sunrise Wind Farm Project, intro (update as needed) • Review policy of Move/Demo hearings in relation to new dwellings • Hardscaping • Discussion of salvaging demolitions • Discussion of options for house moves

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 2:15 pm. (Oliver)**
Roll-call vote Carried 4-0//Thornewill, Welch, Oliver, and Pohl-aye

Submitted by:
Terry L. Norton