



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 ~~

Thursday, September 30, 2021

*This meeting was held via remote participation using ZOOM and YouTube,
Pursuant to Governor Baker's March 12, 2020 Order Regarding Open Meeting Law*

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

Staff in attendance: Kadeem McCarthy, Interim HDC Compliance Coordinator; Holly Backus, Preservation Planner; Terry Norton, Town Minutes Taker

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

Absent Members: McLaughlin, Welch, Dutra

Late Arrivals: Coombs, 1:04 pm; Camp, 1:10 pm;

Early Departures: Thornewill, 2:12 pm

Adoption of Agenda.

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

Roll-call vote Carried 4-0//Oliver, Thornewill, 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. Robert Egan 10-4808	13 Rudder Lane	Rev. 2420: pool & spa	66/366	Self
2. Mark Cutone 09-4612	35 Chuck Hollow Road	Convert garage to shed	75/105	M. Cutone Arch.
3. Hydrangea Ln #3, LLC 09-4651	10 Hydrangea Lane	Rev. 4045: color change	73/89	B. Meerbergen
Voting	Pohl, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	No concerns.			
Motion	Motion to Approve. (Coombs)			
Roll-call Vote	Carried 4-0//Oliver, Thornewill, Coombs, and Pohl-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. Elizabeth Goulet 09-4755	51 Miacomet Avenue	Reconst 2 nd -floor deck	67/196	Linda Williams
•	New deck to match the previously approved but NTW.			
2. Jeff Akseizer 09-4634	14 Moors End Lane	Rev 3226: pool & hardscape	43/216	Atlantic Landscaping
•	Pool not to be visible at time of inspection and thereafter.			
3. Paul Vineis 09-4633	8 Maclean Lane	Rev 3352: incrs pool 33 sf	55/443	Atlantic Landscaping
•	Pool not to be visible at time of inspection and thereafter.			
Voting	Pohl, Coombs, Oliver, Thornewill			
Alternates	None			
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 4-0//Coombs, Thornewill, Oliver, and Pohl-aye		Certificate #	HDC2021-09-(as noted)

V. OLD BUSINESS 09/21/2021

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. William Scannell 07-4293	119R Eel Point Road	Rev: pool & hardscape	33/17.1	Atlantic Landscaping
Voting	Pohl, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Lindsay Congleton, Atlantic Landscaping Inc.			
Public	None			
Concerns (1:08)	<p>Congleton – Reviewed topography submitted per previous comments; pool increasing in size to 46X20; asking to parget the walls around the garage but he’s willing to pull that from this application.</p> <p>Oliver – It wasn’t just the pool; there’s the pickleball court and 9’ retaining walls at the garage. She’d like to see the approval of the garage and walls. No other concerns.</p> <p>Coombs – Doesn’t recall approving 9’ walls. Asked why the pool is getting so much larger.</p> <p>Thornewill – Okay with the change to the pool. The pickleball court should have no lights due to its proximity to the road.</p> <p>Pohl – He doesn’t recall approving the garage; but this is to parget the walls</p>			
Motion	Motion to Approve through staff with no lights on the pickleball court and the change to the garage walls withdrawn at this time. (Coombs)			
Roll-call Vote	Carried 4-0//Oliver, Thornewill, Coombs, and Pohl-aye		Certificate #	HDC2021-07-4293
2. 50 Brewster Rd, LLC 08-4476	50 Brewster Road	Pool/hardscape/bocce court	43/96	Atlantic Landscaping
Voting	Camp (acting chair), Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Lindsay Congleton, Atlantic Landscaping Inc.			
Public	None			
Concerns (1:17)	<p>Congleton – Reviewed topography submitted per previous comments; feels all grading can be handled within the property line; he can stake out the pool with a string line.</p> <p>Thornewill – The pool’s northeast corner is close to the property line. If the pool were rotated, it would be pulled away from the property line and eliminate the need for the grade change at the infinity edge.</p> <p>Oliver – It looks to her like there’s 18’ of grade change up to the infinity edge; she’s not clear about the grading.</p> <p>Coombs – At the infinity edge, grade is 43.5 dropping to 34; that’s too much of a change. A view with stakes would be good. Wants more drawings with a clearer understanding of the topography around the pool.</p> <p>Camp – There is a lot of manipulation of the land to accommodate a large agenda.</p>			
Motion	Motion to View with stake and string line and hold for revisions and additional information. (Coombs)			
Roll-call Vote	Carried 4-0//Coombs, Oliver, Thornewill, and Camp-aye		Certificate #	
3. Dan Diplacido 08-4375	20 Goldfinch Drive	New dwelling	66/606	Val Oliver Design
Voting	Pohl, Camp, Coombs, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Val Oliver, Val Oliver Design			
Public	None			
Concerns (1:30)	<p>Oliver – Reviewed changes made per previous concerns.</p> <p>Camp – No concerns with that change.</p> <p>Coombs – Agrees.</p> <p>Thornewill – Normally, it would be a cross gable, but the rear won’t be visible.</p> <p>Pohl – Add flat panels to look like pilasters.</p>			
Motion	Motion to Approve through staff with adding a frieze board above 2nd-floor window heads and add flat panels to read like pilasters. (Camp)			
Roll-call Vote	Carried 4-0//Coombs, Thornewill, Camp and Pohl-aye		Certificate #	HDC2021-08-4375

4.	Jeffrey Kaschuluk 01-0461	27 North Liberty Street	Addition, move on lot	41/453	Thornewill Design
Voting	Coombs (acting chair), Camp, Oliver				
Alternates	None				
Recused	Thornewill				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Luke Thornewill, Thornewill Design Jeff Kaschuluk, owner				
Public	Barry Berman 28 North Liberty Street Joan Hoyt 34 North Liberty Street				
Concerns (1:36)	<p>Kashuluk – Asked to go forward with a 3-member board based upon the fact the structure is not moving; the other properties are off the table at this time; reached out to Penn Austin for advice regarding repair to the foundation in place; pargetted block foundation with plantings; the 3-light in the front right is historic and being reused.</p> <p>Backus – Individually significant structure; glad it's not moving. Comments and questions: need condition of windows and if they going to Boston Sash; what is being demolished and how is the old the roof system to be demolished is; existing windows should be reused; proposed door surround is appropriate with proof of historic photo & clapboard; shed roof addition is set back off the façade appropriately, the 3-light window is odd; southeast dormer doesn't seem appropriate to this type of architecture.</p> <p>Berman – Okay with the changes but wants to make sure the changes are necessary and in keeping with the historic character of the home and street. Changes shouldn't overwhelm the historic house; the sides will be visible. Hope the HDC specifies how renovation will take place so as not to damage the structure.</p> <p>Hoyt – She and her husband don't oppose the newly proposed changes as a whole; they are concerned about excessive changes that obscure the historic footprint and hide the structure's history.</p> <p>Oliver – Appreciates the design; it looks like only 140 square feet (sf) being added on the ground with a modest amount of 2nd-floor space. The most visible side is the southeast; she feels it is maintaining the essence of the existing structure.</p> <p>Camp – Asked the color of clapboard (white) and shutters (none). Southeast elevation, there's a fair amount of agenda off the back but it is appropriate; would prefer the 2nd-floor right window in the main gable matched the one next to it and a small 6-over-6 in the right shed. Would prefer the front have a smaller 6-over-6 in the right shed addition instead of the 3-light. Asked the material of the foundation and that if it's pargetted, there be vegetation to screen it.</p> <p>Coombs – Appreciates much that's been done especially keeping the front façade and not moving the building. Agrees with Ms. Camp about the 3-light window. Northeast elevation, she would like the dormers lowered a little bit. Southeast elevation, the smaller window under the chimney matches the historic photo. Agrees the right addition needs a window. If any original or old windows are removed, they should be restored and reused.</p>				
Motion	Motion to Approve through staff with front elevation, keep the reused 6-over-6 in the right shed; and use the 3-light in the last shed on the southeast elevation. (Camp)				
Roll-call Vote	Carried 3-0//Oliver, Camp, and Coombs-aye		Certificate #	HDC2021-01-0461	
5.	Andrew Reger 08-4349	7 East Lincoln Avenue	Add roofwalk, clarify color	42.4.1/8	Emeritus
Voting	Pohl, Camp, Coombs, Thornewill				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (2:03)	<p>MacEachern – Per previous concerns; withdrawing the roof walk; he wants to ask the owner about the shutter colors.</p> <p>Backus – Appreciates removal of the roof walk. There was a comment about Essex green shutters not being appropriate; natural to weather would be more appropriate than harbor grey vertical board.</p> <p>Camp – Appreciates removal of the roof walk. She thinks Essex green is more Main Street; light grey would be better.</p> <p>Coombs – Agrees a light grey would be better. Really appreciates eliminating the roof walk. He's addressed all our concerns.</p> <p>Thornewill – Also appreciates no roof walk. With a lot of white trim, the dark green might be too much; grey shutters would be gorgeous, soft, and subtle.</p> <p>Pohl – He agrees with expressed concerns.</p>				
Motion	Motion to Approve through staff without the shutter color change at this time and striking language in the application referencing the roof walk. (Camp)				
Roll-call Vote	Carried 4-0//Coombs, Thornewill, Camp, and Pohl-aye		Certificate #	HDC2021-08-4349	

6.	Trogoh Nominee Trust 05-3640	26 Easy Street	Mixed use structure	42.4.2/23	Emeritus
Voting	Pohl, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	None				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (2:11)	MacEachern – Asked this be held for October 5 th for a full board. Not opened at this time.				
Motion	Motion to Hold for Tuesday, October 5th. (Coombs)				
Roll-call Vote	Carried 4-0//Thornewill, Oliver, Coombs, and Pohl-aye			Certificate #	
7.	Conlon James Trust 08-4475	24 Woodbine Avenue	Rev. 1511: add rfwlk, fenest	80/96	Emeritus
Voting	Coombs (acting chair, Oliver, Thornewill)				
Alternates	None				
Recused	None				
Documentation	None				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (2:11)	MacEachern – Asked this be held for October 5 th for a full board. Not opened at this time.				
Motion	Motion to Hold for Tuesday, October 5th. (Oliver)				
Roll-call Vote	Carried 3-0//Thornewill, Oliver, and Coombs-aye			Certificate #	

VI. NEW BUSINESS 09/28/2021

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1. Stephanie Kurzina 09-4616	26 New Street, Sias	One story addition	73.4.2/24	Thornewill Design	
Voting	Pohl, Camp, Coombs, Oliver				
Alternates	None				
Recused	Thornewill				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments				
Representing	Luke Thornewill, Thornewill Design				
Public	None				
Concerns (2:12)	Thornewill – Presented project; circa 1960; can't further reduce the addition ridge height. Backus – There was no historical information on the application; agrees with SAB. Read SAB comments: north elevation, addition makes mass feel out of balance; move south and scale down; drop eave and ridge of addition. Oliver – This is very simple; she has no concerns and is happy it hasn't gone to 2 stories. Camp – The ridge of the addition looks pinched; would almost prefer it be the same height as the main mass. Coombs – Prefers the batten front door as is. Asked if the addition could have a shed roof. She's okay with this. Pohl – This is a very low-pitch roof. If the addition can be shifted back a few more feet, that would further subordinate the secondary ridge and keep the additive mass from competing with the main mass.				
Motion	Motion to Approve through staff with the addition moving back 2'. (Oliver)				
Roll-call Vote	Carried 4-0//Coombs, Camp, Oliver, and Pohl-aye		Certificate #	HDC2021-09-4616	
	Rest held for Tuesday October 5 th .				
2.	McGovern Moriarty	26 Lincoln Street	Shed demo/move off	73.4.2/3	Thornewill Design
3.	McGovern Moriarty	26 Lincoln Street	Rear addition to main house	73.4.2/3	Thornewill Design
4.	McGovern Moriarty	26 Lincoln Street	New garage studio	73.4.2/3	Thornewill Design
5.	Francis McGillin	7 Atlantic Avenue	Basement stairwell	55/15	Permits Plus
6.	Andrew Arnott	4 Manchester Circle	Pool	56/463	Permits Plus
7.	Timothy Reinemo	65 Lovers Lane	Garage move off	80/214.1	Self
8.	Timothy Reinemo	63 Lovers Lane	Garage move on	80/214.1	Self
9.	Timothy Reinemo	65 Lovers Lane	New dwelling	80/214.1	Self
10.	Liberty Street Trust	71 North Liberty Street	Demo existing pool	41/141.1	NAG
11.	Liberty Street Trust	71 North Liberty Street	Replace existing pool	41/141.1	NAG
12.	Lisa Winn/Elliot Lees	24 Somerset Road	Rooftop Solar	66/125	Cotuit Solar
13.	James Kane	21 Ridge Lane	New fdtn/shift /frnt prch	38/76	Brook Meerbergen
14.	38 Monohansett, LLC	38 Monohansett Road	Rev. 07-4182:	79/60	Val Oliver Design
15.	Charles Phillips	4 Swain Street	Window replacement	42.4.1/82.3	Val Oliver Design
16.	27 Pequot Realty Trust	27 Pequot Street	Additions	80/134	Val Oliver Design
17.	Greg Glowacki	11 Millers Lane	Rev. 3042: resite pool/pckl	68/124	Val Oliver Design
18.	William Wright	5 Goose Cove Way	Solar panels	59.4/367	Val Oliver Design
19.	George Breen	19 Broadway	As built trash bin	73.1.3/111	Self
20.	Terry Moriarty	18 Goldfinch Drive	Window removal	68/605	Chris Perry
21.	Ps & Qs, LLC	105 Surfside Road	Move off/demo house	80/4	Mark Cutone Arch

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22.	Ps & Qs, LLC	105 Surfside Road	Move off/demo shed	80/4	Mark Cutone Arch
23.	Ps & Qs, LLC	105 Surfside Road	Relocate shed on site	80/4	Mark Cutone Arch
24.	Ps & Qs, LLC	105 Surfside Road	New dwelling	80/4	Mark Cutone Arch
25.	Ps & Qs, LLC	105 Surfside Road	New pool	80/4	Mark Cutone Arch
26.	Anne Delaney	41 Wauwinet Road	Ground solar array	20/7	ACK Smart
27.	John Barry	22 Eel Point Road	Ground solar array	40/43	ACK Smart
28.	Jennifer Bowman	14 Starbuck Road	Revisions	60/114	EMDA
29.	Christopher Christillo	3 Bayberry Lane	Dormer and fenest chng	67/59	EMDA
30.	Ezia Athletic Club	117 Orange Street	Fenest and color change	55/377	EMDA
31.	Oliver Carr	84 Cliff Road	Move off/demo	30/74.1	Robert Newman
32.	45 Shawkemo Rd, LLC	45 Shawkemo Road	New DU w/garage + cabana	27/18	Workshop APD
33.	45 Shawkemo Rd, LLC	45 Shawkemo Road	New guest house	27/18	Workshop APD
34.	64 HFR LLC	64 Hooper Farm Road	New dwelling	67/321.1	Justin Quinn
35.	Craig Knutson	30 Crooked Lane	Pool and hardscape	41/332	Ahern
36.	Kathryn Ketelson	9 Cabot Lane	Driveway replacement	29/90	M. Sweeney
37.	Lynn Silverman	3 Gully Road	Roof change	73.2.4/44.3	Wilson Co.
38.	George Wilcox	101 Low Beach Road	Add roofwalk	75/32	Val Oliver Design
39.	George Wilcox	101 Low Beach Road	Addition to shed	75/32	Val Oliver Design
40.	Evelyn Sylvia	11 Hooper Farm Road	Add egress window	55/225	Self
41.	Tyler Dewing	74 Milk Street	Demo barn	56/6.1	Linda Williams
42.	Tyler Dewing	74 Milk Street	New barn/2nd dwelling	56/6.1	Linda Williams
43.	Thomas Keegan	41B Cliff Road	Revise fenestration	29/40	Linda Williams
44.	NHA	99 Main Street	Fence	42.3.3/110	Linda Williams
45.	NHA	12 Straight Wharf	Storm windows	42.3.1/138	Linda Williams
46.	Michael Altman	37 Sankaty Road	Rev. 07-4121: cabana	48/2	BPC
47.	Michael Altman	37 Sankaty Road	Rev. 07-4120: pool	48/2	BPC
48.	Mian Scarlett	20 Ticcoma Way	Egress basement windows	67/709	Self
49.	6 OWF Road, LLC	6 Old Westmoor Farm	Tennis court	41/821	Ahern
50.	Mark Williams	86 Somerset Road	Solar panels	66/404	Sunwind LLC
51.	Clarjoh LLC	7 Teasdale Circle	Solar panels	69/73	Sunwind LLC
52.	Patrick Levesque	3 Henderson Drive	Solar panels	66/195	Sunwind LLC
53.	Young Bracebridge Trust	7 Shawkemo Road	Solar panels	43/5	Sunwind LLC
54.	Craig Arsenault	4 Saratoga Lane	Addition	41/177.3	JB Studio
55.	Bradley Winer	34 Cliff Road	Rev. 11-2320: fenestration	42.4.4/47	Botticelli + Pohl
56.	Charles Davidson	10 Quince Street	Fence	42.3.4/103	NAG
57.	Charles Davidson	10 Quince Street	Color change	42.3.4/103	NAG
58.	167 Hummock Pond Rd, LLC	167 Hummock Pond Road	Addition	65/36	NAG
59.	Jeffrey Greenberg	30 Orange Street	Rebld deck + fenest rev.	42.3.2/176	Emeritus
60.	Horchow Fam NT	27 East Tristram Avenue	Rev porch and fenestration	31/2	Emeritus
61.	Horchow Fam NT	27 East Tristram Avenue	New garage	31/2	Emeritus
62.	Housing Nantucket	31 Fairgrounds Road	New dwelling, bldg. 4	67/149	Emeritus
63.	Housing Nantucket	31 Fairgrounds Road	New dwelling, bldg. 5	67/149	Emeritus
64.	7 Masaquet LLC	7 Masaquet Avenue	New dwelling	80/144	Emeritus
65.	Joseph Saluti	174 Cliff Road	Addition	41/63	Emeritus
66.	Joseph Saluti	174 Cliff Road	Studio	41/63	Emeritus
67.	Nantucket Airport	14 Airport Road	New hangar	78/1	Anton Dimov
68.	Elizabeth O'Connor	16 Tashama Lane	As-built retaining wall	55/481	Katy Mitchell
69.	James Davison	8 North Water Street	Window changes	42.4.2/92.1	LINK

VII. OTHER BUSINESS

Approved Minutes	None
Review Minutes	September 16, 21, & 23, 2021
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting Tuesday, October 5, 2021 at 5:00 pm. ZOOM • Discussion of Advisory Board Review • Section 106 – Sunrise Wind Farm Project, Intro • Discussion of additions and new dwellings added to the consent agenda • Review policy of Move/Demo hearings in relation to new dwellings • Hardscaping • Discussion of salvaging demolitions
Commission Comments	None

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion

Motion to Adjourn at 2:24 pm. (Coombs)

Roll-call vote

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

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board