



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, October 26, 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 5:00 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, McLaughlin, Coombs, Oliver, Welch, Dutra, Thornewill

Absent Members: None

Late Arrivals: Camp, 5:20 pm

Early Departures: Thornewill, left 5:45 - rtn 7:30 pm.

Adoption of Agenda.

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

Roll-call vote Carried 5-0//Thornewill, McLaughlin, 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. Tom McCann 10-4814	78 Milk Street	Addition	56/6.2	Linda Williams
2. Candice Pool 10-4875	1 Ash Street	Roof change	42.4.2/85	T&T Roofing
3. 30 Nobadeer Ave, LLC 10-4937	30 Nobadeer Avenue	MH clr chng/expand deck	87/35	Botticelli & Pohl
4. 30 Nobadeer Ave, LLC 10-4938	30 Nobadeer Avenue	Studio color change	87/35	Botticelli & Pohl
5. 30 Nobadeer Ave, LLC 10-4939	30 Nobadeer Avenue	Shed color change	87/35	Botticelli & Pohl
6. Dennis Meehan 10-4927	6 Nickanoose Way	Pergola	55/552	McMullen & Assoc
7. Dennis Meehan 10-4928	6 Nickanoose Way	Rev. 2566: reduce height	55/552	McMullen & Assoc
8. Nantucket Yacht Club 10-4916	1 South Beach Street	Gutter replacement	42.4.2/12	Vin Raimo
9. Paul Cronin 10-4874	89 Somerset Road	Renew COA 69210	66/135.7	Self

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

Alternates Dutra

Recused Pohl

Documentation None

Representing None

Public None

Concerns No concerns.

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

Roll-call Vote Carried 5-0//McLaughlin, Oliver, Thornewill, Welch, and Coombs-aye Certificate # **HDC2021-10-(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. 89 Vestal St, LLC 10-4670	89 Vestal Street	Renew COA: pool & hrdscpe	56/251	Linda Williams

- Pool not to be visible at time of inspection and thereafter.

Voting Pohl, McLaughlin, Coombs, Oliver, Welch

Alternates Welch, Dutra, Thornewill

Recused None

Documentation None

Representing None

Public None

Concerns No further concerns.

Motion **Motion to Approve with pool not to be visible at time of inspection and thereafter. (Coombs)**

Roll-call Vote Carried 5-0//Welch, McLaughlin, Oliver, Coombs, and Pohl-aye Certificate # **HDC2021-10-4670**

IV. CITIZEN'S ARTICLE DISCUSSION – Redefining/clarify terms “pool”, “water feature”, “spa”, etc.

Voting	Pohl, McLaughlin, Coombs, Oliver
Alternates	Welch, Dutra, Thornewill
Documentation	Draft Citizens Warrant Article
Representing	Anne Dewez, 5 Mill Street, Citizen's Warrant Article Sponsor
Public	Mark Poor, Permits Plus
Concerns	<p>Dewez – In 2011, Town Meeting voted to prohibit pools in the old historic district (OHD); a pool was defined as greater than 150 sf and more than 2' deep holding more than 1,000 gallons. Hot tubs/spas are defined as less than 150 sf and deeper than 2'; there is no limitation in gallons it can hold. The reason for that definition was so that hot tubs would be excluded from groundcover; the problem is that people are using that definition to bypass the 2011 bylaw. The article is still in draft state as there are constituencies with whom she needs to consult – pools and spas are taxed differently. She wants to change the definition of spas to 36sf at 4' to 5' deep. The Nantucket Historical Commission supports this article. She modeled this after the 2011 article, which was amended in 2017 & 2021. She has been over this with Town Counsel and will ask for advice on how to make the language clearer. A 6X6 water surface area isn't that small. November 15, 2021 is the deadline for submitting Citizen Warrant Articles.</p> <p>Pohl – He is hoping to get the temperature of the Board and write an opinion before HDC votes to support the article.</p> <p>Poor – The 2' limitation was imposed by Massachusetts General Law so that you don't have to protect the area around the water feature; i.e. requiring a fence or auto-cover.</p> <p>Backus – All Town meeting articles having to do with zoning must be reviewed by the Planning Board for their recommendation. There are mechanisms for fleshing out the article to avoid unintended consequences; that needs to be done with the Planning staff and Planning Board.</p> <p>Coombs – She thinks this is a good idea. She's concerned with this being verified by Planning, who she feels is responsible for allowing this in the first place. Safety around a pool, water feature, and spa is important.</p> <p>Oliver – I like the concept; it would take the responsibility off HDC. She hasn't read through the article, so doesn't have any specific questions. This is a zoning issue and that is where it should be addressed.</p> <p>Thornewill – It is a good idea, however, when she read this, it didn't simply say no pools or spas in the OHD; the language is very technical, and she would like it to be simplified for the lay person.</p> <p>Dutra – This zoning has been in place for 10+ years; the increase in requests over this past year is driven by the rental market. It's a problem that needs to be addressed; this is a good start. One also must keep in mind the person who doesn't rent the house and wants a spa for whatever personal reasons. This reaction to the increase in demand for financial gain might cause someone who needs a spa not to get it. Knowing the industry, a 6X6 spa is extremely small; he would feel more comfortable backing this if the spa is set at 8X8, which is a medium-sized spa and works for bigger people.</p> <p>Welch – Picking up on Mr. Dutra's comments, he agrees there are legitimate reasons for spas; however, we all agree that noise, light, and lack of common courtesy rub neighbors the wrong way. From the HDC standpoint, the visual elements of the small pools and spas as well as the elements needed to hide them are incongruent; this includes large hedges in rural areas. The HDC does look at the historical context, which is important with the Island being a historical landmark. One of the 1st orders of unintended consequence is the timeline associated with an article, if it takes effect immediately, there are some unwanted repercussions not least of which is that people, who might normally wait some number of years or many years to exercise their rights, instead act immediately, saturating the area with the undesired element; a delayed timeline is sometimes helpful. He's also concerned about the “mad rush” that tends to occur and the extent to which the HDC is already overwhelmed. With respect to size of a spa and the perceived negatives (noise and lighting), a spa adjacent to another home, even if it's a smaller spa, would likely have 4 or 5 people in using it, which leaves those negatives unaddressed.</p> <p>Camp – In the OHD, she has been against swimming pools and spas because of the proximity of buildings; if you put in a spa where building is tight, issues such as noise come up. She'd prefer pools and spas being straight-out banned in the OHD. That being said, she would like to see this pass.</p> <p>Pohl – There is a zoning freeze, in favor of the article, that goes into effect when the article is published. Mr. Welch referred to people who feel the pressure to put in their applications when that happens. He applauds Ms. Dewez' efforts to get the intention of the 2011 article back on track. We could draft a memorandum to submit to the Planning Board supporting this article.</p> <p>Backus – On the Town website, there is an extensive timeline on how warrant articles work so people can follow the article.</p> <p>Dewez – She has heard some useful advice; she would be happy to come back before the November 15th filing deadline. A letter from the HDC recognizing the issues would be helpful.</p>
Motion	No action at this time.
Roll-call Vote	N/A

V. NEW BUSINESS 09/14/2021

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Kathryn Ketelson 09-4681	9 Cabot Lane	Driveway replacement	29/90	M. Sweeney
Voting	Pohl, Camp, Coombs, Welch			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, and correspondence.			
Representing	Theresa Sweeney			
Public	None			
Concerns (5:51)	McCarthy – We still don't have revised material; we will have to hold this. He can hold this off putting it on the agenda until he gets the actual plans. Not opened at this time.			
Motion	Motion to Hold for revisions. (Welch)			
Roll-call Vote	Carried 4-0//Camp, Coombs, Welch, and Pohl-aye		Certificate #	

VI. NEW BUSINESS 10/12/2021

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Douglas Delaney 09-4740	16 Plover Lane	Alterations	12/52	Permits Plus
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Dutra			
Recused	None			
Documentation	Architectural design plans, site plan, and photos.			
Representing	Mark Poor, Permits Plus			
Public	None			
Concerns (5:54)	Poor – Presented project; Plover Lane is a 12' wide easement that serves properties along it; they are adding less than 80sf. Oliver – Aside from visibility; this is appropriate and modest and in keeping with the area. Camp – The new addition overwhelms the old architecture; she'd like it scaled back. Coombs – The new dormer makes it look strange; but it is totally not visible. She can't recall the legal status of Plover Lane; she'd like an opinion on that. She'd like to view. McLaughlin – This is appropriate. Pohl – He agrees this is appropriate and it is not visible at the end of a private easement with a "private property" sign at the entrance.			
Motion	Motion to Approve as submitted due to lack of visibility. (Oliver)			
Roll-call Vote	Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye		Certificate #	HDC2021-09-4740

2. Rich Peterson 09-4770	30 Main Street 'Sconset	Relocate garage & addition	73.3.1/46	Jeff Morash
Voting	Pohl, Camp, McLaughlin, Coombs, Welch			
Alternates	Dutra			
Recused	Oliver			
Documentation	Architectural design plans, site plan, photos, historical documents, and advisory comments.			
Representing	T.J. Watterson			
Public	Chris Staudt, 6 Morey Lane Angus MacLeod			
Concerns (6:04)	Watterson – Presented project; the pool is in place; the garage door is existing. Backus – Read SAB comments: incomplete regarding photos and elevations; approved for a demo in 1997 – is that part of the application; doors too modern; appears more as a secondary dwelling; pool lighting; need more information. The size and scale are not appropriate; north elevation 3-light and west with double doors are too formal for this structure; if HDC approved the demolition 24 years ago, it should be noted this is a different board and this structure should be retained; proposed addition should be more in scale. This is circa 1923 according to NACR survey. House is the McCreary House circa 1915. Staudt – Asked HDC to consider how the structure will impact what's there to the extent of external lighting - i.e. lighting and screening. Lighting is commercial grade. The HDC could be approving multi-colored lights flickering off buildings; asked for screening to mitigate lighting. The plans related to the pool and bocce court required screening, which has not been put in place. Agrees with SAB and Ms. Backus regarding the structure. We have a deed restriction that prevents any structure within 10' of the property line not to exceed 1 story. MacLeod – This building doesn't harmonize with the gambrel house. That simple garage will move forward 40' and an addition that is higher than the adjacent shed will be added on; it's larger than any neighboring structures. On the south side of Main Street, every garage is only 1 story. The west elevation fenestration would be visible from Morey Lane. McLaughlin – The crossbuck railing and French doors reflect the main house; he has no concerns. Welch – The lighting argument is novel and has merit regarding the structure becoming a billboard – from images of existing conditions it's clearly going to be a visible element – and we the HDC should consider this. The overlying concern is that the architecture is complicated whereas it instead be simple and quirky; a simple-form gambrel would help. North and south elevations competing vernacular of the rails and the door style, in a small area in close proximity, reads as too much. West elevation, the same goes for the doors and railings. (cutting in and out.) Asked for a view.			

Coombs – The 2nd-floor deck is inappropriate for the size of the building; it would be nice to see the doors on the main house. We used to review lighting around pools, driveways, and walkways requiring them to be short and downward directed; doesn't understand why it suddenly isn't in our purview. We have the Town ordinance Dark Skies; that should be considered. As designed, the addition is inappropriate, especially regarding fenestration.

Camp – This is right on the lot line, both the bocce court and the proposed building; that's a non-starter for her. What is proposed overwhelms the little garage; doesn't think a gambrel would work. The fenestration and railing are not appropriate. It should be low and give credibility to the existing garage.

Pohl – When we get the big structures with huge parking lots, they have tall lights required by code. Since he's been on the board, he hasn't reviewed any lighting. He feels a gambrel might help it feel more grounded, bringing the eave height down.

Motion **Motion to View and Hold for revisions. (Coombs)**
 Roll-call Vote Carried 5-0//Camp, McLaughlin, Welch, Coombs, and Pohl-aye Certificate #

3. Goldsmith **09-4778** 1 White Street New dwelling 79/29 Val Oliver Design
 Voting Pohl, Camp, McLaughlin, Coombs, Welch
 Alternates Dutra
 Recused Oliver
 Documentation None
 Representing Val Oliver, Val Oliver design
 Public None
 Concerns (6:32) **Oliver** – Asked to hold for Thursday, October 28th.
 Not opened at this time.

Motion **Motion to Hold at applicant's request. (Coombs)**
 Roll-call Vote Carried 5-0//Camp, McLaughlin, Welch, Coombs, and Pohl-aye Certificate #

4. Kyle Jenner Trust **10-4801** 6 Saccacha Avenue Pool/spa/hardscape 82/336 Jardins International
 Voting Pohl, Camp, McLaughlin, Coombs, Dutra
 Alternates Welch
 Recused Oliver
 Documentation Landscape design plans, site plan, and photos.
 Representing Elisabeth O'Rourke, Jardins International
 Public None
 Concerns (6:32) **O'Rourke** – Presented project; neighbors on both sides have pools.
McLaughlin – Looking in from the road, there isn't much visibility due to existing vegetation.
Camp – This area is pretty open with dunes; she doesn't support spas in this area. 47' is very long for a pool; it should be shortened.
Coombs – There isn't much vegetation out there. 47' is huge for a pool; questions the need for such a long pool. Would like it to have rounded edges so it doesn't stand out. Wants photos and height of the existing vegetation.
Dutra – Asked if there is a road along the south property line. He doesn't think this will be visible. This pool is very tight against the house; regarding the length, the house is much larger. He'd approve this due to lack of visibility.
Pohl – He agrees with Mr. Dutra; this is surrounded by parcels covered with scrub oak.

Motion **Motion to Approve as submitted with the pool not to be visible at time of inspection and thereafter. (Dutra)**
 Roll-call Vote Carried 3-2//McLaughlin, Dutra, and Pohl-aye; Coombs & Camp-nay Certificate # **HDC2021-10-4801**

5. Harry Pinson **09-4795** 3 Elbow Lane Rev. COA – fenestration 73.2.4/44.1 McMullen + Assoc.
 Voting Pohl, Camp, Coombs, Oliver
 Alternates Welch, Dutra
 Recused None
 Documentation Architectural elevation plans, site plan, photos, historical documentation, and advisory comments.
 Representing Nathan McMullen, McMullen & Associates
 Public None
 Concerns (6:44) **McMullen** – Presented project.
Backus – The Compass, circa 1890s; hardscaping will need to be submitted for approval. Read SAB comments: no concerns.
 No concerns.

Motion **Motion to Approve as submitted. (Coombs)**
 Roll-call Vote Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye Certificate # **HDC2021-09-4795**

6.	Soren Sorenson	10-4804	21 Woodbine Street	As-built solar ground array	80/321	ACK Smart
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver					
Alternates	Welch, Dutra					
Recused	None					
Documentation	Architectural elevation plans, site plan, photos, correspondence, and manufacturer spec sheet.					
Representing	Tim Carruthers, ACKSmart Tobias Glidden, ACKSmart					
Public	Tom Palmer, for 14 Pequot					
Concerns (6:51)	<p>Carruthers – Presented project; not visible; additional plantings mitigate neighbors’ concerns; there are no health or safety issues; and any zoning issues to be handled by the ZBA.</p> <p>Glidden – He runs past this every day; it is not visible from any road. We are here to rectify the issue.</p> <p>Camp – She didn’t realize the array was this extensive.</p> <p>Oliver – She went out there; this isn’t visible. Appreciates additional screening. Asked the policy for as-builts and will a fine be incurred.</p> <p>Coombs – What’s the point of rules if there are no repercussions? If we don’t enforce our rules, we will get swamped by violations. Wants to view from the Town road.</p> <p>McLaughlin – No concerns.</p> <p>McCarthy – The fine for this would be \$2,000 - 10 times the normal fee for the application.</p> <p>Palmer – There is an easement for public access on the south side and questions if that is being honored. We object with the array being put within the easement.</p> <p>Welch – He made the original motion on this and observance of the setback with vegetative buffer was a strong consideration and reflected in our comments: we encourage ground arrays; the paper road was identified as Town-owned property that is accessible; at the prior hearing when the array was approved, he expressed concerns that there would be insufficient space to plant solid screening if the array was placed within the setback; his motion was specific with respect to observance of the setback to ensure that space was there.</p> <p>Pohl – We are allowed to incur a fine; he’d be okay with the provided screening and levy of a fine. You’d have to go the Building Department regarding the easement. The proposed Leland Cyprus will be on this property.</p>					
Motion	Motion to Approve as submitted due to lack of visibility and with a \$2000 fine to be levied. (Oliver)					
Roll-call Vote	Carried 4-1//Coombs, McLaughlin, Oliver, and Pohl-aye; Camp-nay		Certificate #	HDC2021-10-4804		
7.	Richmond Great Point	09-4797	37 Beach Grass Road	New dwelling	68/369	KOH Architecture
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver					
Alternates	Welch, Dutra					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Dinah Klamert, KOH Architecture					
Public	None					
Concerns (7:20)	<p>(7:11) McCarthy – Asked to pass over the application while he finds the plans.</p> <p>Klamert – Presented project; sandtone sash, Hamilton blue doors, and white trim.</p> <p>Oliver – Sandtone sash and white trim don’t go together.</p> <p>Camp – South elevation, the right window should align under the 2nd-floor window.</p> <p>Coombs – She’s okay with this.</p> <p>McLaughlin – East elevation, the front door is typical and compliments the building.</p>					
Motion	Motion to Approve through staff with white sash and the south elevation 1st-floor window to align as much as possible under the 2nd-floor window. (Coombs)					
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye		Certificate #	HDC2021-09-4797		
8.	Richmond Great Point	09-4796	30A Evergreen Way	New dwelling	68/374	KOH Architecture
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver					
Alternates	Welch, Dutra					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Dinah Klamert, KOH Architecture					
Public	None					
Concerns (7:12)	<p>Klamert – Presented project; black sash, white trim, and red doors; garage, pool, and hardscape to be under separate applications.</p> <p>Oliver – Nice job; it fits all HDC bullet points. Andersen has Dove grey sash.</p> <p>Camp – Agrees; this is great looking.</p> <p>Coombs – She would prefer it not be so tall; it’s 29’. Sash shouldn’t be black; could be a dark grey.</p> <p>McLaughlin – No concerns.</p> <p>Pohl – Agrees about the black sash; would also prefer grey.</p>					
Motion	Motion to Approve through staff with grey sashes. (Oliver)					
Roll-call Vote	Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye		Certificate #	HDC2021-09-4796		

9. Fisher's Landing Assn 09-4793	8 Warrens Landing	Move on shed	38/92	Seth Gottlieb
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Dutra			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (7:25)	Not opened at this time.			
Motion	Motion to Hold for Thursday, October 28th. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye		Certificate #	
10. Lyden 10-4810	4 West Miacomet Avenue	Move off/demo garage	81/160	Gryphon Architect
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and historical documentation.			
Representing	Ethan Griffin, Gryphon Architects			
Public	None			
Concerns (7:26)	Griffin – Presented project. Backus – The only date she found was circa 2002. No concerns.			
Motion	Motion to Approve as a move-off/demolition. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye		Certificate #	HDC2021-10-4810
11. Lyden 10-4807	4 West Miacomet Avenue	Pool and hardscape	81/160	Gryphon Architect
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Dutra			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Ethan Griffin, Gryphon Architects			
Public	None			
Concerns (7:28)	Griffin – Presented project; everything else is existing. Camp – If they keep the vegetation all the way around, she has no concerns. Oliver – Asked if there are any grade changes (no). Based upon existing conditions, it's appropriate. Coombs – No concerns. McLaughlin – (not responding.) Pohl – No concerns.			
Motion	Motion to Approve as submitted with the pool not to be visible at time of inspection and thereafter. (Oliver)			
Roll-call Vote	Carried 4-0//Coombs, Camp, Oliver, and Pohl-aye		Certificate #	HDC2021-10-4807
12. Asher Trust 10-4809	19 Cannonbury Lane	Replace pergola w/ deck	73+74/49	Gryphon Architect
Voting	Pohl, Camp, Coombs, Oliver, Thornewill			
Alternates	Welch, Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Ethan Griffin, Gryphon Architects			
Public	None			
Concerns (7:32)	Griffin – Presented project. Backus – Circa 1994; no concerns due to limited visibility. Did not go to SAB. No concerns.			
Motion	Motion to Approve as submitted. (Oliver)			
Roll-call Vote	Carried 5-0//Thornewill, Camp, Coombs, Oliver, and Pohl-aye		Certificate #	HDC2021-10-4809
13. Alan Shuch 10-4811	45 Quidnet Road	Pergola	21/21	Smith + Hutton
Voting	Pohl, McLaughlin, Coombs, Welch, Dutra			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Joseph Deimler, Smith & Hutton			
Public	None			
Concerns (7:36)	Deimler – Presented project; there's a 12' privet hedge around the property. No concerns.			
Motion	Motion to Approve as submitted. Welch)			
Roll-call Vote	Carried 5-0//McLaughlin, Coombs, Dutra, Welch, and Pohl-aye		Certificate #	HDC2021-10-4811

14. ACK 11 Pleasant, LLC 10-4962					
	11 Pleasant Street	Rev. COA: fenst/deck/fndt	42.3.3/121	Linda Williams	
Voting	Pohl, McLaughlin, Coombs, Welch, Thornewill				
Alternates	Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Linda Williams				
Public	None				
Concerns (7:41)	<p>Williams – Presented project; French doors are 12-lights with kick panels; willing to split south elevation ganged windows.</p> <p>Backus – Typical Nantucket 5 bay, built prior to 1808; the 2nd-floor deck roof point should mimic the original; French doors as drawn aren't appropriate. North elevation, the 6-light would be better as 6-over-6 double-hung. The new windows weren't included in the original application, which was for rear windows to be simulated-divided light windows (SDL) plank frames.</p> <p>Read HSAB comments 10/25: would prefer 12-lite French doors with lower panel; mullion window should be separated into two.</p> <p>McLaughlin – Confirmed the windows are all wood and which are to be SDL, and true-divided light windows (TDL).</p> <p>Coombs – No concerns, especially likes the separation of the south elevation, ganged window.</p> <p>Thornewill – The changes are all an improvement.</p> <p>Welch – Improvement and appropriate.</p>				
Motion	Motion to Approve through staff with the south elevation, ganged windows separated, French doors to be 12-panels with kick panels, and with documentation on the windows being replaced. (Welch)				
Roll-call Vote	Carried 5-0//Thornewill, Coombs, McLaughlin, Welch, and Pohl-aye		Certificate #	HDC2021-10-4962	
15. Richard Glidden Trust 10-4965					
	4 Ginky Lane	Move off/demo garage	41/841	Linda Williams	
Voting	Pohl, McLaughlin, Coombs, Oliver, Dutra				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Linda Williams				
Public	None				
Concerns (7:54)	<p>Williams – Presented project; this was Taylor's shop; built post 1938.</p> <p>Backus – This is a unique building; it's a shame it is proposed for demolition or move; if it must be demolished, we need documentation, especially architectural plans. It's circa 1920-1940 and associated with the bungalow on North Liberty.</p> <p>Oliver – She has no concerns.</p> <p>Coombs – This was built by old Mr. Taylor; she'd prefer it be moved rather than demolished. She wants to see what the interior wood looks like.</p> <p>McLaughlin – No concerns.</p> <p>Dutra – It has a bit of history and it's sad to see it go; would like whatever goes in its place to consider being a throw-back to this structure and the era.</p> <p>Pohl – Wants it advertised for moving before it is demolished.</p> <p>Discussion about what historical documentation is needed since Ms. Williams says she isn't going to create architectural plans, which cost too much money.</p>				
Motion	Motion to Approve as a move-off/demolition with photos of all four sides and the interior. (Coombs)				
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Dutra, Coombs, and Pohl-aye		Certificate #	HDC2021-10-4965	
16. Judith Greenberg 10-4964					
	2 Gorhams Court	Generator	42.3.2/204	Linda Williams	
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill				
Alternates	Welch, Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.				
Representing	Linda Williams				
Public	None				
Concerns (8:03)	<p>Williams – Presented project; no additional screening because it isn't visible; 48"X26.2"X29".</p> <p>Backus – Did not go to HSAB. The main house circa 1824. We don't know exactly where it's going, and we need to know what screening will be provided.</p> <p>Oliver – Based upon visibility, it's probably okay. With regard to air-conditioning (A/C) units, we do like to see them screened in some way, lattice or picket fence.</p> <p>Coombs – The pad would not be dug into the earth threatening the elm tree; could plant a couple of bushes around it.</p> <p>McLaughlin – No comments.</p> <p>Thornewill – This is in the best location.</p>				
Motion	Motion to Approve through staff with plantings around the front and sides of the generator. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Thornewill, Coombs, and Pohl-aye		Certificate #	HDC2021-10-4964	

17. Rice Heard 10-4963	4 Lucretia Mott Lane	Hardscape – driveway	42.3.2/125.1	Linda Williams
Voting	Pohl, McLaughlin, Coombs, Oliver, Welch			
Alternates	Dutra, Thornewill			
Recused	None			
Documentation	Landscape design plans, site plan, photos, historical documents, and advisory comments.			
Representing	Linda Williams			
Public	None			
Concerns (8:12)	<p>Williams – Presented project.</p> <p>Backus – Read HSAB comments 10/25: no concerns. She concurs.</p> <p>Welch – Asked the brick type (S&H).</p> <p>No concerns.</p>			
Motion	Motion to Approve with S&H brick. (Welch)			
Roll-call Vote	Carried 5-0//Coombs, Oliver, McLaughlin, Welch, and Pohl-aye	Certificate #	HDC2021-10-4963	
18. 36 Lily Street, LLC 10-4815	36B Lily Street	Hardscape	42.4.3/94	Ahern
Voting	Coombs (acting chair), McLaughlin, Oliver, Welch, Thornewill			
Alternates	Dutra			
Recused	Pohl, Camp			
Documentation	Landscape design plans, site plan, photos, and advisory comments.			
Representing	Miroslava Ahern, Ahern Design, LLC			
Public	None			
Concerns (8:15)	<p>Ahern – Presented project; there is a small portion within the 100’ wetland buffer.</p> <p>Backus – Read HSAB comments 10/25: would prefer to see 6’ fence start at other corner of the back building to reduce the length; bluestone patio will be visible from Land Bank property; proposed rectangular bluestone is too formal; would prefer to see irregular-cut Goshen-type stone.</p> <p>She agrees the patio is too formal with the cut edges and will probably be visible from the Land Bank property; recommend the boardwalk be approved with horizontal rather than vertical board.</p> <p>McLaughlin – No comments. Asked where the 6’ board fence is in relation to the access road (on the opposite side of the building); contends the fence and A/C will be visible from the public way.</p> <p>Oliver – Agrees with HSAB about decreasing the formality; it should be subtle and quiet and blend in. The boardwalk should be very basic since it’ll be visible. Screening of the A/C is important.</p> <p>Thornewill – Nothing to add.</p> <p>Welch – Concerned about the boardwalk; as shown it is evocative of “new summer” contemporary application; typically, “old summer” planks are perpendicular to the path. Doesn’t think the 6’ board fence will be visible. The A/C at the northern end might be visible from Gull Island; that should have some natural to weather fencing.</p> <p>Coombs – Agrees with HSAB about irregular stone and with Mr. Welch on the boardwalk planks. None of the A/C should be visible.</p>			
Motion	<p>Motion to Approve through staff with boardwalk planks rotated 90 degrees on their axis and the bluestone tightened up. (Welch) Not carried: Oliver, Coombs, and McLaughlin opposed.</p> <p>Motion to Approve through staff with the boardwalk planks to be turned to be more typical and the patio stones to be irregular with grass between. (Oliver)</p>			
Roll-call Vote	Carried 4-0//Thornewill, Welch, Oliver, and Coombs-aye; McLaughlin-nay	Certificate #	HDC2021-10-4815	
19. Peter Colarulli 10-4871	1 East Lincoln Street	Porch addition/fenestration	42.4.1/12	S. Hollister
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Dutra, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Steven Hollister			
Public	None			
Concerns (8:33)	<p>Hollister – Presented project.</p> <p>Backus – No historic information or photos were included; circa 1930s Cape; this is a sensitive addition but HSAB’s suggestion would make it better.</p> <p>Read HSAB comments 10/25: tall gable porch roof is very awkward and doesn’t relate to existing architecture; a shallow-pitched hip roof would be more appropriate.</p> <p>McLaughlin – Built by Elmo Swain in the 1940s and 1950s; he has no concerns; it is approvable.</p> <p>Camp – Agrees with HSAB a hipped roof would be better. Appreciates all the work is on the back.</p> <p>Oliver – No concerns; it’s sensitive addition.</p> <p>Coombs – Agrees with what’s been said. She’s okay with the roof as proposed.</p>			
Motion	Motion to Approve as submitted. (McLaughlin)			
Roll-call Vote	Carried 5-0//Coombs, Oliver, Camp, McLaughlin, and Pohl-aye	Certificate #	HDC2021-10-4871	

20. James Bessey 10-4829	12 Correia Lane (lot 2)	New dwelling	80/59 (prtn)	Brook Meerbergen
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Dutra, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos.			
Representing	Brook Meerbergen			
Public	None			
Concerns (8:40)	<p>Meerbergen – Presented project; limited visibility from public ways; cobblestone trim, black sash and doors.</p> <p>Oliver – There are structures on the property; asked about those. This is appropriate.</p> <p>Coombs – She would prefer anything but black for the doors and sash; grey would be better.</p> <p>Camp – Agrees about the black being too harsh; would prefer a lighter color.</p> <p>McLaughlin – As of today, there is a lack of visibility of anything below the 2nd floor. His only concern is the west elevation 5 French doors.</p> <p>Pohl – Agrees about the black sash.</p> <p>Discussion about another color for the sash other than black – cobblestone trim, sandtone sash, and blue front door.</p>			
Motion	Motion to Approve through staff with the sash to be sandtone and front door to be Hamilton blue. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye		Certificate #	HDC2021-10-4829
21. James Bessey 10-4827	12 Correia Lane (lot 2)	New studio	80/59 (prtn)	Brook Meerbergen
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Dutra, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos.			
Representing	Brook Meerbergen			
Public	None			
Concerns (8:52)	<p>Meerbergen – Presented project.</p> <p>No concerns.</p>			
Motion	Motion to Approve through staff with colors to match the main house. (Camp)			
Roll-call Vote	Carried 5-0//Coombs, Oliver, McLaughlin, Camp, and Pohl-aye		Certificate #	HDC2021-10-4827
22. James Bessey 10-4830	12 Correia Lane (lot 2)	New garage	80/59 (prtn)	Brook Meerbergen
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Dutra, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos.			
Representing	Brook Meerbergen			
Public	None			
Concerns (8:54)	<p>Meerbergen – Presented project; natural to weather.</p> <p>McLaughlin – North elevation, the deck should be no more than 8' deep off the wall. West elevation, the garage doors shouldn't be arched; it's atypical for the neighborhood. Cable railing is inappropriate; should be balusters. South elevation, the open space should be horizontal, not arched.</p> <p>Camp – The barnboard shouldn't be visible from the street; would prefer shingles. Green sash looks good with natural to weather. Agrees the garage doors should be straightened up. The whole site should be natural to weather with green sash.</p> <p>Oliver – Nothing to add.</p> <p>Coombs – North elevation, the 1st-floor windows should be the same size as the ones above or 2 larger windows with one small.</p> <p>Pohl – Agrees about the garage doors. Green sash with natural to weather wood looks really good.</p>			
Motion	Motion to Approve through staff with the garage doors to be straight across the top. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye		Certificate #	HDC2021-10-4830

Rest held for Thursday, Oct 28

23. James Bessey 10-4832	12 Correia Lane (lot 2)	New pool and spa	80/59 (prtn)	Brook Meerbergen
24. James Bessey 10-4831	12 Correia Lane (lot 2)	New pavilion	80/59 (prtn)	Brook Meerbergen
25. James Bessey 10-4833	12 Correia Lane (lot 2)	New sports court	80/59 (prtn)	Brook Meerbergen
26. Carol Surface 10-4824	47 Warren' Landing	Rev. COA – MH	38/54	BPC
27. Okay Okay House 10-4821	10 Union Street	Parking & patio	42.3.1/43	BPC
28. Charles Ernst 10-4868	166 Cliff Road	Garage reshingle	41/69	Peter Fernandes
29. US Reif Marine 10-4852	134 Orange Street	New 2 nd floor addition	55/49	Anton Dimov
30. 50 Brewster Road, LLC 10-4832	50 Brewster Road	Revisions	43/96	EMDA
31. 50 Brewster Road, LLC 09-4762	50 Brewster Road	New garage	43/96	EMDA
32. 12 Derrymore RT 09-4753	12 Derrymore Lane	Garage	41/241	EMDA
33. Dexter Group, LLC 10-4835	8 Winn Street	New dwelling	41/51.2	EMDA
34. Tom Etheridge 10-4825	16 Lyons Lane	Cabana	76/15	Atlantic Landscaping
35. Isaiah Truymen 10-4826	117 Orange Street	Hardscape	55/377	Atlantic Landscaping
36. Dworetzky-Banse Fam 10-4816	8 Shawkemo Road	MH revs	43/90	Botticelli + Pohl

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37.	Dworetzky-Banse Fam 10-4854	8 Shawkemo Road	Rec barn revs – add window	43/90	Botticelli + Pohl
38.	David Prill 10-4820	82 Pocomo Road	Add kneewall to rear porch	15/35	Botticelli + Pohl
39.	Patrick Bailey 10-4851	3 Doc Ryder Drive	Addition + fenestration	66/210	JB Studio
40.	23 Broad Owner LLC 10-4843	23 Broad Street	Addition + fenestration	42.4.2/77	Emeritus
41.	John Barry 10-4844	22 Eel Point Road	Add dormer + stairs	40/45	Emeritus
42.	Nan. Invest. Holdings 10-4845	22 Pocomo Road	New guest house	14/73.1	Emeritus
43.	Nan. Invest. Holdings 10-4842	22 Pocomo Road	New garage	14/73.1	Emeritus
44.	Dex Dog, LLC 10-4842	6B Arrowhead Drive	Addition	69/58.1	Emeritus
45.	Karen Urban 10-4848	33 Main Street ‘Sconset	Pool house	73.4.2/34	Emeritus
46.	Hoehn-Saric 10-4865	34 Easton Street	New house	41.1.4/18	CWA
47.	Tack3, LLC 10-4865	26 Washington Street	Rev. COA	42.3.2/23	CWA
48.	Robert Meyer 10-4866	307 Polpis Road	New dwelling	25/39	CWA
49.	Mueller Nant. Assoc. 10-4858	11 North Mill Street	Rev. COA	55.4.4/77	CWA
50.	12 Somerset Lane, LLC	12 Somerset Lane	Rev. COA	56/55	Linda Williams
51.	Norris Bldg Co.	14R Lowell Place	Shed	41/164.1	Linda Williams
52.	Deb Cote	23 Prospect Street	Hardscape – driveway/wall	55.4.4/90	Linda Williams
53.	Deb Cote	23 Prospect Street	Rev. COA – found coat	55.4.4/90	Linda Williams

VII. OLD BUSINESS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Pamela Perun 08-4492	4 Roberts Lane	Rooftop solar	56/34	Sunwind LLC
2.	Conlon James Trust 08-4475	24 Woodbine Avenue	Rev. 1511: add rfwlk, fenst	80/96	Emeritus
3.	Trogoh Nominee Trust 05-3640	26 Easy Street	Mixed use structure	42.4.2/23	Emeritus
4.	30 Vestal, LLC 09-4611	30 Vestal Street	MH fenest, dormer alt	41/45	Studio Ppark
5.	27 Fair Street, LLC 09-4595	27 Fair Street	Front bldg. – historic reno	42.3.2/192	Workshop APD
6.	27 Fair Street, LLC 09-4594	27 Fair Street	Back bldg. – historic reno	42.3.2/192	Workshop APD
7.	27 Fair Street, LLC 09-4597	27 Fair Street	Back bldg. – historic reno	42.3.2/192	Workshop APD
8.	Candice Macoul	72 Orange Street	Renovation	55.4.1/21	CWA

VIII. NEW BUSINESS 10/26/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Barry Lyden	4 West Miacomet Road	Move/demo garage	81/160	Gryphon Architects
2.	Barry Lyden	4 West Miacomet Road	New garage, cabana	81/160	Gryphon Architects
3.	Susan Doughan	63 Orange Street	Rev. 48565: clr chg/rf/side	55.4.1/16	Gryphon Architects
4.	Franze Residence	71 Orange Street	Hardscape	55.4.1/167	Edgewater
5.	Juan Hernandez	328 Madaket Road	Deck Addition	60/103	Self
6.	Cheryl Gilbert Et al	16 D Street	Revisions	60.2.1/2	EMDA
7.	Robert Rothbard	3 Brooks Farm Road	Revisions	41/222.7	CWA
8.	Alexa Watts	33 Vesper Lane	Addition	55/126	Topham Design
9.	Padir Halil	69½ Cliff Road	Revise roofwalk and railing	30/204	Topham Design
10.	4 Lowell NT	4 Lowell Place	Fenestration revisions	41/168	Topham Design
11.	John Donoghue	10 Holly Street	New studio	80/23	Thornewill Design
12.	Robin Halik	46A Surfside Road	Fix as-built vent violation	67/120.3	Thornewill Design
13.	Robert Hockaday	3 New Street, Sias	Rev. 2401 window replace	73.1.3/37	Thornewill Design
14.	11 India St, LLC	29 Center Street	Move existing shed	42.3.1/122.2	Ahern
15.	11 India St, LLC	4 Chestnut Street	Hardscape revision	42.3.1/68	Ahern
16.	11 India St, LLC	16 South Federal Street	Hardscape/gate	42.3.1/70	Ahern
17.	Craig Majernik	63 Burnell Street	Pool and hardscape	49.3.2/1.1	Ahern
18.	45 Shawkemo Rd, LLC	45 Shawkemo Road	Pool and hardscape	27/18	Ahern
19.	Joan Albaugh	73 Miacomet Road	Addition	66/62	Brook Meerbergen
20.	Maria Mitchell Assoc.	59 Milk Street Ext.	Move existing sign	56/209	Jascin Finger
21.	Tom Etheridge	16 Lyons Lane	Hardscape	76/15	Atlantic Landscaping
22.	ACK-Livin NT	2 Hedgebury Lane	Pool	41/593	Atlantic Landscaping
23.	Tiffany Lawrence	5 Todd Circle	Pool	66/296	Atlantic Landscaping
24.	Wesley Delcol	10R Golfview Drive	Rev. COA: change porch	66/191	Atlantic Landscaping
25.	Wayne Berman	98 Tom Nevers Road	Fenestration revisions	91/40	NAG
26.	Paul Picarillo	6 Baltimore Street	Shed	60/106	Val Oliver Design
27.	Scott Sampson	14 Aurora Way	Rev. 4375: ridge, windows	56/445	Val Oliver Design
28.	MCB Revocable Trust	1 Falmouth Avenue	Rev. 3320:	82/411	Val Oliver Design
29.	Grey Lady Lane, LLC	10 Grey Lady Lane	Add hip to front porch	66/705	Val Oliver Design
30.	Drake Real Estate	2 Horn Beam Road	Pool house	21/118.5	Val Oliver Design
31.	Robert King	16 Wood Hollow	Fence	72/10	Self
32.	5 Sherburne Way, LLC	5 Sherburne Way	Rev. 4356: MH	30/38	Botticelli + Pohl
33.	5 Sherburne Way, LLC	5 Sherburne Way	Rev. 4263: GH	30/38	Botticelli + Pohl
34.	5 Sherburne Way, LLC	5 Sherburne Way	New pool and spa	30/38	Botticelli + Pohl

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35. Colby Crenshaw	24 Almanac Pond Road	Pool, spa, hardscape	25/37	Jardins Intl.
36. 265 Madaket, LLC	265 Madaket Road	Move/demo cottage	59.4/319	Brook Meerbergen
37. 265 Madaket, LLC	265 Madaket Road	Move/demo studio	59.4/319	Brook Meerbergen
38. 265 Madaket, LLC	265 Madaket Road	Move/demo workshop	59.4/319	Brook Meerbergen
39. 265 Madaket, LLC	265 Madaket Road	Move/demo greenhouse	59.4/319	Brook Meerbergen
40. 265 Madaket, LLC	265 Madaket Road	Move/demo shed	59.4/319	Brook Meerbergen
41. 265 Madaket, LLC	265 Madaket Road	Deck/fenestration/color	59.4/319	Brook Meerbergen
42. Dana Jungherr	1 Sparrow Drive	Mini-split heatpump condenser	68/528	SSCC
43. Ed Mahoney	1 Lilac Court	New dwelling	68/359	KOH
44. Ed Mahoney	4 Lilac Court	New dwelling	68/365	KOH
45. Richmond Great Pt.	2 Honey Suckle Drive	New dwelling	68/668	KOH
46. Richmond Great Pt.	1 Aster Court	New dwelling	68/668	KOH
47. Barry Ang	11 Jonathan Way	Rev. COA – add cupola	75/42	McMullen + AssocN
48. Mark Crosby	73 Goldfinch Drive	Revisions	65/570	BPC
49. George Wing	6 Swain Street	Add gabled dormer over porch	42.4.1/82.2	Self
50. Westmoor Club	105 West Chester Street	Replace sports court/chg mat	41/805	Adam Davis
51. Jeffery Greenberg	30A Orange Street	Garage reno/addition	42.3.2/200	Emeritus
52. Horchow Family NT	27 East Tristram Avenue	Rev. 4699: porch	31/2	Emeritus

VIII. OTHER BUSINESS	
Approved Minutes	October 12 & 14; 2021
Motion	Motion to Approve. (Coombs)
Roll-call vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye
Review Minutes	October 19 & 21; 2021
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting Thursday, October 28, 2021 at 1:00 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 • Discussion of options for house moves
Commission Comments	<p>Oliver – Asked that an Organizational Meeting be scheduled.</p> <p>Pohl – Asked Staff to send emails to board members asking what potential topics might be discussed at an Organizational Meeting.</p>

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 9:08 pm. (McLaughlin)**
 Roll-call vote Carried 4-0//Coombs, Oliver, McLaughlin, and Pohl-aye

Submitted by:
 Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board