



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, December 2, 2021

This meeting was held via remote participation using ZOOM and YouTube.

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; Esmeralda Martinez;
PLUS Administrative Assistant; Terry Norton, Town Minutes Taker
Attending Members: Pohl, Camp, McLaughlin, Coombs, Oliver, Welch, Thornewill
Absent Members: Dutra
Late Arrivals: None
Early Departures: None

Adoption of Agenda.

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

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

I. PUBLIC COMMENT

Pohl – This past Tuesday was stressful for everyone for many reasons; as chair, he'd like the commissioners to maintain decorum with applicants, representatives, and public alike.

II. DISCUSSION OF NEW CERTIFIED LOCAL GOVERNMENT (CLG) SECTION 106 REPRESENTATIVE

Discussion **Pohl** – Mr. Welch has been HDC's CLG Section 106 liaison for 3 terms; he would like to step down, and we need to appoint someone to fill that seat.

Welch – Meetings discuss any projects that have Federal and sometimes State funding that triggering the 106 code. Projects include Vineyard Wind, the Airport, and Milestone Road. The workload depends on how much you put into it; he put in about 150 hours on the wind turbines alone; much of the "heavy lifting" has been done. He guesses maybe an hour or 2 a month.

Backus – She can provide any information on responsibilities of the representatives under Section 106.

McLaughlin – This is the first time he's seen this; asked for clarification of what it is all about.

Pohl – Asked if anyone is interested in being the Section 106 representative.

Coombs – Offered to take this on but only if they meet by ZOOM; she can't attend in person.

McLaughlin – Asked the vote be held off until next Tuesday so he can familiarize himself with the request.

Motion

No action at this time.

Roll-call Vote

N/A

III. CONSENTS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Catherine Cathey 11-5141	8 Deacon's Way	Basement access & window	40/84	Gryphon Architects
2.	Rene & Taumi Daniels 11-5162	1 Bailey Road	Windows & door	56/425	Isaiah Stover
3.	4SC, LLC 11-5145	4 Sheep Commons Lane	Addition	54/274	Liz Konetchy
4.	Dan Wight 11-5185	15 Milestone Crossing	Pool cabana	68/457	Sanne Payne
5.	202 EPR Realty Trust 11-5181	202 Eel Point Road	Rev. 04-3326: omit sunrm	38/2.3	Sanne Payne
6.	202 EPR Realty Trust 11-5182	202 Eel Point Road	Cottage change trim color	38/2.3	Sanne Payne
7.	Michael Jemison 11-5180	195C Hummock Pnd Rd	Rev. 08-4378: reduce size	65/23.2	Botticelli + Pohl
8.	7 Masaquet, LLC 11-5167	7 Masaquet Avenue	Rev.: Resite on site	80/144	Emeritus
9.	Orange Suce, LLC 11-5189	147R Orange Street	Egress windows	55/157	LINK
10.	Thomas Nelson 11-5112	129 Polpis Road	Demo shed	44/195	Norton

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

Alternates Welch, Thornewill

Recused Pohl

Documentation None

Representing None

Sign Advisory None

Concerns No concerns.

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

Roll-call Vote Carried 5-0//Oliver, Thornewill, Welch, McLaughlin, and Coombs-aye

Certificate #

HDC2021-(as noted)

IV. 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.	Jon Schoudel 08-1477	13 Union Street	Driveway	42.3.2/16	J. Schoudel
	<ul style="list-style-type: none"> Add row of vertical shrub along left side of parking area (e.g. privet) to soften; add a vertical shrub at entry way of alley to partially screen meter, etc 				
2.	Dan Wight 11-5183	15 Milestone Crossing	Rev. 04-3571: pool	68/457	Sanne Payne
	<ul style="list-style-type: none"> Not to be visible at time of inspection and thereafter. 				
3.	Dobromir Sultanov 11-5156	24 Hummock Pond Road	Rev. 10-4850: add pool/spa	56/84.2	JB Studio
	<ul style="list-style-type: none"> Not to be visible at time of inspection and thereafter. 				
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	None				
Representing	None				
Sign Advisory	None				
Concerns	No additional concerns.				
Motion	Motion to Approve through staff per noted conditions. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye			Certificate #	HDC2021-(as noted)

V. NEW BUSINESS 11/09/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Dieter Beauchle	7 Enterprise Circle	Roof-top solar	66/230	ACK Smart
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spce sheet.				
Representing	Tim Carruthers, ACK Smart Dieter Beauchele, owner				
Public	None				
Concerns (1:22)	<p>Beauchele – He wants to combat climate change by installing solar; it will also allow him to continue to offer below-market-value housing to hospital employees.</p> <p>Carruthers – There isn't the room for a ground array. This is an exceptionally well screened single-story structure; feels you would have to go out of your way to see it.</p> <p>McLaughlin – This is not a high visibility area; he supports this.</p> <p>Camp – She'd prefer it be on the garage, which would put it on an oblique angle from the road.</p> <p>Coombs – We don't approve solar on the front elevation; asked if there is another location it could go.</p> <p>Oliver – She viewed the site; you can see the house, especially the garage, this time of year. Solar on the front elevation will continue to come up. Pointed out that the solar guidelines were written by a collaboration of people, not the HDC. It's not a lot to ask that solar panels not be on the front, especially the main mass.</p> <p>Pohl – He thinks they would be more visible on the garage. One suggestion is to put all panels on the secondary masses of the main house, another option is a ground array, and a third is to use evergreens to screen it. For him, supplementing the evergreen vegetation would alleviate his concerns; 3 well-placed junipers would solve the problem.</p>				
Motion	Motion to Hold for revisions. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye			Certificate #	
2.	Jared Mitchell	50 Hummock Pond Road	New dwelling	56/286	JB Studio
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Juraj Bencat, JB Studio				
Public	None				
Concerns (1:38)	<p>Bencat – This was held for a view.</p> <p>Oliver – Her biggest concern is that the 4 east-elevation French doors facing the driveway will be visible from the road.</p> <p>Thornewill – Agrees. This looks exactly like the existing house and faces the same way; suggested turning it so the front faces the driveway. Suggested changing the north elevation so it doesn't look like the front of the existing.</p> <p>Coombs – Agrees with what's been said. The chimney should be corbelled in a more traditional manner. It's nicely scaled for the neighborhood.</p> <p>McLaughlin – Feels the commission has been leaning more toward personal tastes than the regulations as voted by the commission. East elevation, the four sliding doors exceed the 50% glass-to-wall ratio.</p>				
Motion	Motion to Hold for revisions. (Coombs)				
Roll-call Vote	Carried 5-0//Thornewill, Oliver, McLaughlin, Coombs, and Pohl-aye			Certificate #	

3. Thomas Keegan	9 Cathcart Road	Main house revisions	54/11	Linda Williams
4. Thomas Keegan	9 Cathcart Road	New pool & hardscape	54/11	Linda Williams
Voting	Pohl, McLaughlin, Coombs, Oliver, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (1:48)	Pohl – Preservation Trust needs to weigh in on this and we haven’t gotten that; keep these off the agenda until we get that. Not opened at this time.			
Motion	Motion to Hold for the Nantucket Preservation Trust input. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Welch, Coombs, and Pohl-aye			Certificate #

VI. OLD BUSINESS 11/16/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Isaiah Truyman 10-4826	117 Orange Street	Hardscape	55/377	Atlantic Landscape
Voting	Pohl, Coombs, Oliver, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, photo, historical documentation, and advisory comments.				
Representing	Lindsay Congleton, Atlantic Landscaping,				
Public	None				
Concerns (1:52)	Congleton – Reviewed changes made per previous concerns. Backus – Her and HSAB’s comments have been addressed. This is a contributing 1854 structure. Oliver – Asked how tall the Arbor vitae will grow (to be maintained as a hedge).				
Motion	Motion to Approve with the evergreen hedge be maintained at a height not to exceed 5’ tall and failure to maintain the hedge will void the approval. (Welch)				
Roll-call Vote	Carried 5-0//Thornewill, Oliver, Coombs, Welch, and Pohl-aye			Certificate #	HDC2021-10-4826
2.	Hedges, LLC 09-4570	10 Bassett Road	Hardscape: as-built wall	26/39	Atlantic Landscape
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	Landscape design plans, site plan, and photo.				
Representing	Lindsay Congleton, Atlantic Landscaping				
Public	None				
Concerns (1:58)	Congleton – Reviewed changes made per previous concerns; a view would prove none of this is visible; this has Conservation Commission approval. Oliver – Doesn’t think HDC has jurisdiction due to lack of visibility. However, building out to the edge of the property and needing to put in a retaining wall is a bad idea. A photo of the existing wall would help. This sort of thing will keep happening because we have no recourse. Coombs – We don’t allow bluestone caps on walls; this says it’ll have a bluestone cap. Was surprised by the amount of change in grade. McLaughlin – He finds nothing detrimental to the neighborhood. This property has a lack of visibility. Camp – She has concerns about a pargetted, concrete wall with a cap right on the property line. The grade should have been naturally sloped down to the property line. Wants a photo of what it looks like. Pohl – Except for the fact that <u>none of this</u> is visible from a public way, he’d have an interest in the design.				
Motion	Motion to Approve due to lack of visibility. (McLaughlin)				
Roll-call Vote	Carried 5-0//Camp, Coombs, Oliver, McLaughlin, and Pohl-aye			Certificate #	HDC2021-09-4570

VII. NEW BUSINESS 11/23/2021

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. 4170 + Down, LLC 11-5090	107 Tom Nevers Road	Adtn & house move onsite	91/26	CWA
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Amy Ledoux, Chip Webster Associates			
Public	None			
Concerns (2:14)	Ledoux – Presented project. Oliver – No concerns. Coombs – From the west elevation, the 2 nd -floor deck looks more than 8' deep (existing). Camp – No concerns.			
Motion	Motion to Approve as submitted. (McLaughlin)			
Roll-call Vote	Carried 5-0//Coombs, Oliver, Camp, McLaughlin, and Pohl-aye		Certificate #	HDC2021-11-5090
2. Christina McDonough 11-5005	6 White Whale Lane	New dwelling – duplex	66/536	Gregory Bernard
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Gregory Bernard			
Public	None			
Concerns (2:22)	Bernard – Presented project. Oliver – This looks like every other house in there. Context photos would be helpful. McLaughlin – This is appropriate for the neighborhood. Camp – Wishes that one unit looked more additive. Coombs – Agrees with Ms. Camp; you see this as a single unit. Wants to see the structures around this.			
Motion	Motion to Approve as submitted. (McLaughlin)			
Roll-call Vote	Carried 5-0//Coombs, Oliver, Camp, McLaughlin, and Pohl-aye		Certificate #	HDC2021-11-5005
Rest held for Tuesday, December 7 th .				
3. Michael Hirst 11-5110	4 Halyard Lane	Roof & ground solar array	66/327	Sunwind, LLC
4. Last Waltz, LLC 11-5111	83 Bartlett Road	Roof solar array	66/409	Sunwind, LLC
5. Thomas Sleeper 11-5146	8 Osprey Way	Demolition	82/40	Christopher Hall
6. Family Ties Ack, LLC 11-5125	11 Alliance Lane	Pool & hardscape	39/24.1	Atlantic Landscaping
7. Family Ties Ack, LLC 11-5159	11 Alliance Lane	New dwelling	39/24.1	Studio Ppark
8. 50 Brewster Rd, LLC 11-5124	50 Brewster Road	Pool & hardscape	43/96	Atlantic Landscaping
9. Nantucket Land Bank 11-5161	113 Madaket Road	Demo shed	40/25.4	Greg Keltz
10. Gregory Raith 11-5148	5 Sheep Common Lane	New dwelling	54/278	Greg Raith
11. 8 Walbang Nom Trust 11-5179	8 Walbang Avenue	Demo/ move off garage	82/146	Botticelli + Pohl
12. Kingfisher Realty Tst 11-5186	278 Polpis Road	Rev. 05-3719: fenestration	25/2	Gryphon Architects
13. Dakota 5W LLC	5 Westerwick Drive	New main house	73/36	WAPD
14. Cannonbury Holdings	20 Cannonbury Lane	New main house	74/14	WAPD
15. Cannonbury Holdings	20 Cannonbury Lane	New guest house	74/14	WAPD
16. Okay Okay Café, LLC	15 Washington Street	Door	42.3.1/99	BPC
17. Andrew Feldman	35 Flintlock Road	New shed	75/82	Structures Unlimited
18. Merlos Landscaping	8B Greglen Avenue	New Storage/Warehouse	68/179.1	JB Studio
19. Island Living, LLC	4a Wamasquid Place	New Dwelling	56/113.9	JB Studio
20. Island Living, LLC	4a Wamasquid Place	New pool	56/113.9	JB Studio
21. Pochick Partners, LLC	30 Pochick Avenue	Adtn to exist dwelling	80/241	JB Studio
22. Pochick Partners, LLC	30 Pochick Avenue	New pool	80/241	JB Studio
23. Rich Gillis	38 Prospect Street Lot 29	Hardscape		Linda Williams
24. 33 North Mill ST, LLC 11-5051	7 North Mill Street	New garage-studio	55.4.4/77	Sophie Metz
25. Jeremy & Sarah Trottier 11-5166	4 Winsor Road	New dwelling	49/193	Emeritus
26. Tack3, LLC 11-5100	26 Washington Street	Move off/demo	42.3.2/23	CWA
27. Rose Realty Trust 11-5107	28 India Street	Inground spa	42.3.4/108	Jardins Intl.
28. LBC Sconset, LLC 11-5040	9 Hawk Circle	Rev. 08-4387: fenst	74/37.1	Adam Davis
29. Jay Hammer 11-5142	10 King Street	New shed	43.4.2/12	B & C
30. 33 North Mill St, LLC 11-5137	7 North Mill Street	New shed	55.4.4/77	Sophie Metz
31. 33 North Mill St, LLC 11-5126	7 North Mill Street	Hardscaping	55.4.4/77	Atlantic Landscaping
32. Peterson	30 Main St Sconset	New garage/studio	73.3.1/46	Jeff Morash
33. 36 Easton St, LLC 11-5138	36 Easton Street	Door & window change	42.1.4/19	McMorrow Designs
34. Kristy Kay Snyder 11-5140	7 Comeau Lane	Addition & alterations	49.3.2/13	Val Oliver

35. Reunion LLC 11-5184	6 Union Street	Roof replacement	42.3.1/185	Sanne Payne
36. 90 N Liberty Prsv. Tst 11-5178	90 North Liberty Street	Roof & windows replace	41/22	Botticelli + Pohl
37. Prickly Pear Tr. 11-5155	17 Broadway (Sias)	Storage containers	73.1.3/112	Val Oliver
38. Richard Oneslager	8 Cliff Road	Windows like-kind	42.4.4/23	Rich Johnston
39. Julianne Mara	1 Broadway (Sias)	Outdoor shower	73.2.4/37	LINK

VIII. OLD BUSINESS (11/23/2021)

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Hoehn-Saric	34 Easton Street	New dwelling	41.14/18	CWA
2. Tack3, LLC	26 Washington Street	Rev. 10-4863:	42.3.2/23`	CWA
3. Tiffany Lawrence	5 Todd Circle	Pool & hardscape	66/296	Atlantic Landscaping
4. Paul Benk	8 North Gully	Rev. 09-4592: add dormer	71.1.3/48	Emeritus
5. Barry Ang	11 Jonathan Way	Rev. 10-4929: add cupola	75/42	McMullen & Assoc.

VIII. OTHER BUSINESS

Approved Minutes	None
Review Minutes	November 23, 2021
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting: Tuesday, December 7, 2021 at 5:00 pm. ZOOM • 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 • Discussion of salvaging demolitions • Discussion of options for house moves
Commission Comments	

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 2:30 pm. (Coombs)**
 Roll-call vote Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye

Submitted by:
 Terry L. Norton

Historic Structures Advisory Board
Sconset Advisory Board
Madaket Advisory Board