



Proposes Minutes for September 22, 2009  
**HISTORIC DISTRICT COMMISSION**

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**Commissioners:** Dirk Roggeveen - Chair, Linda Williams - Secretary, John McLaughlin, Valerie Norton, David Barham  
**Associate Commissioners:** Diane Coombs, John Wagley **Staff:** Mark Voigt, James Grieder, Terry Norton, Ann Medina

~~ MINUTES ~~

**SEPTEMBER 22, 2009 – ORGANIZATIONAL MEETING**  
**Conference Room 37 Washington St – 5:00 pm**

**Called to order 5:12 p.m. Staff in attendance: M. Voigt & T. Norton**

**I. REGULAR BUSINESS**

1. Review of meeting locations & times for 2010: handout.

Sitting Roggeveen, Norton, Williams, McLaughlin, Barham  
Alternates Coombs, Wagley  
Representing Staff – for input.  
Discussion Williams – Don't like that the 2011 Org. meeting is the week before school starts. Thinks it should be changed.

2. Harbor Terrace Major Residential Design (MRD) Subdivision

Sitting Roggeveen, Norton, Williams, McLaughlin, Barham  
Alternates Coombs, Wagley  
Representing Voigt – Planning Board (PB) has requested comment from HDC in reviewing MRD.  
Discussion Roggeveen – Still need Certificate of Appropriateness for actual buildings. This gives HDC an opportunity to discuss the proposal before lines are fixed by PB. Language in regulating by-law read. When J. Keane came in for E. Creek dwelling, HDC pointed out the design would be setting a precedence for future development. Brought up in connection with other properties (i.e.: Gersner, Lovelace property & Keane)a building was to have placement so as not to create a visual wall from the harbor. These proposed building envelopes create a wall that obstructs view from harbor. HDC represents the public interest and this might be a case in which HDC says, “No you can't do that.” Other buildings in the area date from Mid 1900s, so what is the historical context we want houses to emulate?  
Coombs – Start at Charlie Sayles house, the buildings were cottages.  
Williams – PB hearings are stalling out. Foot prints are huge and linear, and some PB members are hoping HDC will place guidelines on height, envelope, placement, and parking.  
Barham – Envelopes are twice the size of J. Keane's building. The notion we would entertain buildings twice that foot print is bothersome. It is neither a town-based street scape nor a country pattern of development. Whatever this is seems inappropriate on Nantucket on the margins of the OHD and harbor. E. Creek should be respected and at least one house should address the street. Open space should be established so as to benefit the public. Could envision a single road that dead-ends among an enclave but that means abandoning the Harbor Terrace Easement to Lot 1.  
Voigt – Major Residential Designs usual intent with open space is that you try to ask for extra. Can have cluster buildings with one large open space or balance buildings among open spaces.  
McLaughlin – State law states HDC has prevue over everything visible after it is approved. We will have complete visual control if this goes through as proposed. Lot 3 and Lot 4 overpower other structures.  
Conclusion These lots create inappropriate building envelopes and should be reconfigured to create smaller envelopes thus creating footprints commensurate with existing dwellings, no garage on E. Creek (Lot 3), orientation of dwellings should be perpendicular to creeks not parallel, designs should emulate early to mid 20<sup>th</sup>-century styles, and should not have two separate curb cuts off E. Creek within 30 feet of each other, one driveway should to go.  
HDC Administrator to draft letter including stated concerns for Chair signature to go to Planning Board.

## II. POLICY ADDITIONS/GUIDELINE CHANGES

### 1. National Preservation Trust (NPT) House Markers with NPT logos

- Sitting Roggeveen, Norton, Williams, McLaughlin, Barham
- Alternates Coombs, Wagley
- Representing Micheal May – Want something that is not easily reproduced so that people won't start making their own.
- Discussion Roggeveen – Have changed shape, lowered contrasting color from original design.  
Norton – This sign is awarded for what reason? So why is it necessary to have NPT on there when this is about the building and the original owner?  
May - NPT does deed research to verify construction date then recommend signage. We wanted a marker so that people know this is our program. I think it makes people house proud and involved in doing an excellent job of renovation. They also learn about NPT and what we do.  
Williams – Thought the marker program was first about getting interior preservation easements.  
May – NPT holds any preservation easement.  
Roggeveen – These are an improvement over the previous. That it says NPT shows it went through a vetting process. Law says that if a sign is six inches by two feet or less it can not be regulated by HDC. Would like to see “built by” or such information included.  
Voigt – Other agencies came to HDC for similar branding.  
Norton – Thinks it is a superior improvement, but name should be larger than other info.  
McLaughlin – Should be only sign on property.  
Roggeveen – Can have a second sign but must ask HDC first.  
Voigt – NPT should provide HDC sign approval for placement of sign.  
Barham – Agree with Norton on smaller print for additional info.

### 2. Window storm protection products

- Sitting Roggeveen, Norton, Williams, McLaughlin, Barham
- Alternates Coombs, Wagley
- Representing Williams – Why can't “Storm Catcher” & “Storm Solutions” be installed outside OHDs be dark in color? Plywood is ugly.
- Discussion Roggeveen – Don't want to see black plastic all over the island during the winter. People put up plywood only for hurricanes then take them down. These would be up whenever they are not in residence.  
Norton – Property owners expect property managers to close up when they leave after October Scalloping until they return after school ends in June. The covers would be up all that time.  
Barham – Leaving up all through winter is a problem. Clear web at a distance would not be visible, but you don't want the whole Island wrapped in plastic that way. Would like to see bonded installers that put it up and take it down within a specified time around a storm event. If they are up after the allotted period there is very punitive repercussions.  
Voigt – Could develop a stipulation agreement detailing appropriate time for system to be up and naming who would be responsible for installing.  
Roggeveen – Can have a model maintenance agreement similar to those required by HD for septic. Applicants would have to sign and abide by that agreement, which would be on file. Insurance companies don't require they be up, but that they be available to put up in the event of a storm.  
McLaughlin – Three days before to six days after.

### 3. A/C placement

- Sitting Roggeveen, Norton, Williams, McLaughlin, Barham
- Alternates Coombs, Wagley
- Representing Williams – They are still just going anywhere in the OHD and on an old house looks terrible. They are considered structures under zoning. I'd like a policy dictating location and screening.

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Discussion

Wagley – Some places have dual Heating/Air Conditioning systems inside.

Roggeveen – Condensers must still be outside. It is the air handlers that can be elsewhere.

Norton – Each condenser is one zone so can have several depending on how the owner has split up the interior.

Roggeveen – Need to have on the checklist where A/C is going on new buildings and refits. A permit similar to the way we do roofing - HDC permit before pulling electrical permit. Need to hash out standards for review.

McLaughlin – Agree with Williams.

Voigt – Coordinate through B. Bartlett to see how they are issuing permits.

Barham – There are situations around commercial projects about electrical meters.

Norton – You can tell National Grid where to put the meter.

PROPOSED

### III. MISCELLANEOUS BUSINESS

#### 1. Warrant for pools in OHD

Sitting Roggeveen, Norton, Williams, McLaughlin, Barham  
Alternates Coombs, Wagley  
Representing Barham – Os there a way to regulate pools in OHD.  
Discussion Roggeveen – Increase required set-back for pools. The reason pools are objectionable in the OHD is the noise and smell. Zoning addresses “Peaceful enjoyment of properties.”

#### 2. LA Preserving historical interiors

Sitting Roggeveen, Norton, Williams, McLaughlin, Barham  
Alternates Coombs, Wagley  
Representing Wagley – Why can't we do same as Los Angeles and California in regards to protecting the interior of historic buildings?  
Discussion Roggeveen – Mass law is different.  
Voigt – Mass has had better luck with voluntary compliance

#### 3. Enforcement / statute of limitation on violations

Sitting Roggeveen, Norton, Williams, McLaughlin, Barham  
Alternates Coombs, Wagley  
Representing Barham – Never came up with a time frame for violations. When does the clock start running?  
Discussion Roggeveen – Concerned about issuing violations, in most communities you ask the town clerk for advice on if there is statute of limitations. Right now we leverage violators when they come back before us.  
Voigt – The more you take care of violations through HDC the better.  
Roggeveen – List is misleading because it is long, but we aren't seeing what has been accomplished. Some items on the list can't be handled by staff and some are there because one commissioner made the point. HDC needs to winnow out the list and provide guidance.

#### **Williams depart 7:07 p.m.**

#### 4. Flags

Sitting Roggeveen, Norton, McLaughlin, Barham  
Alternates Coombs, Wagley  
Representing Barham – We turned down Opera Cup, but Arts Council got permission from another department.  
Discussion Voigt – That is not the Town Clerk's call, we need to get word out to the organizations to get approval from us. We have non-profits, community events and businesses. We should be able to allow banners or flags for events but not for sale items.

#### 5. Fees

Sitting Roggeveen, Norton, McLaughlin, Barham  
Alternates Coombs, Wagley  
Representing Barham – Fincom thinks HDC fees are too low  
Discussion Voigt – Just adjusted fees two years ago.  
Roggeveen – Fees can not be used to pay for the department.  
Barham – Physical plant could use upgrade, looks like office needs more staff. We are not covering expenses of the department on existing fee structure. It might be appropriate that the cost of review be covered by the fee.  
Roggeveen – Fee concerns are going to get worse. There is a meeting later concerning budget cuts for 2011- staff and services will be cut.

#### **Adjourned 7:27 p.m.**