



# HISTORIC DISTRICT COMMISSION REGULAR MEETING

2 Fairgrounds Road  
Nantucket, Massachusetts 02554  
[www.nantucket-ma.gov](http://www.nantucket-ma.gov)

**Commissioners:** Raymond Pohl (Chair), Diane Coombs (Vice-chair), John McLaughlin, Abigail Camp, Vallorie Oliver,  
**Associate Commissioners:** Stephen Welch, Terence Watterson, Jessie Dutra

~~ MINUTES ~~

**Tuesday, January 14, 2020**

Public Safety Facility, 4 Fairgrounds Road, Training Room – 4:30 p.m.

Called to order at 4:31 p.m. and announcements by Mr. Pohl

Staff in attendance: Cathy Flynn, Land Use Specialist; Terry Norton, Town Minutes Taker

Attending Members: Pohl, McLaughlin, Oliver, Watterson, Dutra

Absent Members: Coombs, Camp, Welch

Late Arrivals: Dutra, 4:36 p.m.

Early Departures: McLaughlin, 8:35 p.m.

Agenda adopted by unanimous consent.

## I. PUBLIC COMMENT

**Chris Young** – Asked to have put on an HDC agenda for discussion, gas fireplace exterior caps and vents.

## II. CONSENT

Property owner name	Street Address	Scope of work	Map-Parcel	Agent
1. Strang, Doris <b>01-0429</b>	8 Tripp Drive	Color change	80-51	Self
2. Brannigan <b>01-0482</b>	5 Fisher's Landing Road	Rev to 43603 - Addition	38-151	Gryphon Arch
3. Hilderbrand, Elin <b>01-0479</b>	60 Crooked Lane	Fenestration + color change	41-198	Emeritus
4. Hawthorne Park <b>01-0475</b>	43 Hummock Pond Road	Shed	56-811	Workshop/APD
5. Hurley, Lee Jay <b>01-0465</b>	22A Evergreen Way	New Dwelling	68-710	Val Oliver
6. Stowe Enterprises, LLC <b>01-0466</b>	11 Alexandria Drive	Change garage to dwelling	67-414	Val Oliver
7. Hardy, James <b>01-0467</b>	191 Hummock Pond Road	Move on house	65-26.1	Val Oliver
8. Richmond Dev. <b>01-0464</b>	20 Davkim Lane	Move off structure	68-57	Structures Unlimited
9. Glowacki, Kim <b>01-0463</b>	19 Nancy Ann Lane	Move on structure	68-140	Structures Unlimited
10. Maskell, Eve <b>01-0455</b>	53 New Sias Street	Shed	73-6.1	Richard D'Auteuil
11. Chambers, Marshall <b>01-0443</b>	11 King Street	Rev 68544; Ext railing	73.4.2-10	Self
12. Yeager, David <b>01-0428</b>	2 Howard Court (Lot 7)	Rev to COA 73318	42.3.4-36	Brook Meerbergen
13. Ames, Joanne <b>01-0483</b>	51 Fair Street	Exterior shower	42.3.2-101	Val Oliver
14. NHA <b>01-0478</b>	96 Main Street	AAB Lift	42.3.3-61	S. Andersen
15. Cliffside Beach, Inc. <b>01-0469</b>	46 Jefferson Lane	Handrail change	30-44	Emeritus
16. Charns, Martin <b>01-0454</b>	26 Kendrick Street	Two mini splits	71.3.2-401	SS Climate Control

Voting Pohl, McLaughlin, Watterson, Dutra

Alternates None

Recused Oliver

Documentation None

Representing None

Public None

Concerns No concerns.

Motion **Motion to Approve. (Watterson)**

Vote Carried 3-0//McLaughlin abstain Certificate # **HDC2020-01-(as noted)**

## III. SIGNS

Property owner name	Street Address	Scope of work	Map-Parcel	Agent
1. Theatre Workshop	53 Main Street	Wall sign/Box sign	42.3.1-223	Bethany Oliver

Voting Pohl, McLaughlin, Oliver, Watterson, Dutra

Alternates None

Recused None

Documentation Sign design plans, site plan, photos, and advisory comments.

Representing None

Sign Advisory **Kevin Kuester**, Sign Advisory Committee – Recommend approval of the menu box only, no wall sign.

Concerns No additional concerns

Motion **Motion to Approve through per SAC recommendations. (Oliver)**

Vote Carried unanimously Certificate # **HDC2019-12-0322**

2. NIR Retail	2 Harbor Square	Sign	42.3.1-135	Jean Petty
Voting	Pohl, McLaughlin, Oliver, Watterson, Dutra			
Alternates	None			
Recused	None			
Documentation	Sign design plans, site plan, photos, and advisory comments.			
Representing	None			
Sign Advisory	<b>Kevin Kuester</b> , Sign Advisory Committee – Recommend approval as submitted.			
Concerns	No concerns.			
Motion	<b>Motion to Approve. (Oliver)</b>			
Vote	Carried unanimously	Certificate #	<b>HDC2019-12-0323</b>	

**IV. NEW BUSINESS**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map-Parcel</u>	<u>Agent</u>
1. Britannia Nantucket, Inc.	<b>01-0424</b>	81 Squam Lane	Addition	13-6	Studio Ppark
Voting	Pohl, McLaughlin, Oliver, Watterson, Dutra				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	<b>James Krapp</b> , Studio Ppark – Presented project.				
Public	None				
Concerns (4:39)	<b>Oliver</b> – This looks bigger than the main house. The pool is in front of the house, the addition be visible. <b>Watterson</b> – No issues. <b>Dutra</b> – Agrees.				
Motion	<b>Motion to Approve. (McLaughlin)</b>				
Vote	Carried unanimously	Certificate #	<b>HDC2020-01-0424</b>		
2. BeKind Development	<b>01-0459</b>	154 Cliff Road	Demo existing house	41-73	Matt Tomaiolo
3. BeKind Development	<b>01-0420</b>	154 Cliff Road	New Dwelling	41-73	Sophie Metz
4. BeKind Development	<b>01-0421</b>	154 Cliff Road	New Garage	41-73	Sophie Metz
5. BeKind Development	<b>01-0422</b>	154 Cliff Road	New Cabana	41-73	Sophie Metz
Voting	Pohl, McLaughlin, Oliver, Watterson, Dutra				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (time)	Not opened at this time.				
Motion	<b>Motion to Hold for representation Items 2-5. (Oliver)</b>				
Vote	Carried unanimously	Certificate #			
6. Oman, David	<b>12-0400</b>	219 Madaket Road	Addition	59-43	Bernheimer Arch
Voting	Pohl, McLaughlin, Oliver, Watterson, Dutra				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (4:46)	Not opened at this time.				
Motion	<b>Motion to Hold for representation Items 2-5. (Oliver)</b>				
Vote	Carried unanimously	Certificate #			
7. 8 Hulbert, LLC	<b>01-0433</b>	8 Hulbert Avenue	Shed	29.2.3-7.2	MCA
Voting	Pohl, McLaughlin, Oliver, Watterson, Dutra				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	<b>Mark Cutone</b> , Mark Cutone Architecture – Presented project.				
Public	None				
Concerns (4:46)	<b>McLaughlin</b> – The 4-light casement window should be inoperable. No other concerns.				
Motion	<b>Motion to Approve through staff with the 4-light casement window to be inoperable. (Oliver)</b>				
Vote	Carried	Certificate #	<b>HDC2020-01-0433</b>		

8. Rec 21 WP, LLC <b>01-0432</b>	21 Washing Pond	Pergola	31-31	Botticelli + Pohl
Voting	Oliver (acting chair), McLaughlin, Watterson, Dutra			
Alternates	None			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Lisa Botticelli</b> , Botticelli & Pohl – Presented all three projects.			
Public	None			
Concerns (4:51)	<b>Dutra</b> – Suggested additional screening between the shed and road. <b>Watterson</b> – Asked about the existing chimney material on the house and will this match. McLaughlin – No comment. <b>Oliver</b> – You can't see this from the road.			
Motion	<b>Motion to Approve as submitted. (McLaughlin)</b>			
Vote	Carried 4-0	Certificate #	<b>HDC2020-01-0432</b>	
9. Rec 21 WP, LLC <b>01-0430</b>	21 Washing Pond	Cabana	31-31	Botticelli + Pohl
Voting	Oliver (acting chair), McLaughlin, Watterson, Dutra			
Alternates	None			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Lisa Botticelli, Botticelli & Pohl			
Public	None			
Concerns (4:51)	No concerns.			
Motion	<b>Motion to Approve as submitted. (McLaughlin)</b>			
Vote	Carried 4-0	Certificate #	<b>HDC2020-01-0430</b>	
10. Rec 21 WP, LLC <b>01-0431</b>	21 Washing Pond	New Shed	31-31	Botticelli + Pohl
Voting	Oliver (acting chair), McLaughlin, Watterson, Dutra			
Alternates	None			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Lisa Botticelli</b> , Botticelli & Pohl – Zoning shed.			
Public	None			
Concerns (4:51)	No concerns.			
Motion	<b>Motion to Approve as submitted. (McLaughlin)</b>			
Vote	Carried 4-0	Certificate #	<b>HDC2020-01-0431</b>	
11. Constable, Robert <b>01-0437</b>	3 Barrett Farm Road	Solar Roof Array	40-80.1	ACK Smart
Voting	Pohl, McLaughlin, Oliver, Watterson, Dutra			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.			
Representing	<b>Tobias Glidden</b> , ACK Smart – Presented project. Tim Carruthers, ACK Smart			
Public	None			
Concerns (4:58)	<b>Oliver</b> – The only way you can see the panel is headed into Town; but it's appropriately black on black. No concerns.			
Motion	<b>Motion to Approve as submitted. (Oliver)</b>			
Vote	Carried unanimously	Certificate #	<b>HDC2020-01-0437</b>	
12. Hanabea Six, LLC <b>01-0438</b>	6 Hanabea Lane	Solar Roof Array	69-255	ACK Smart
Voting	Pohl, McLaughlin, Oliver, Watterson, Dutra			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.			
Representing	<b>Tobias Glidden</b> , ACK Smart – Presented project. Tim Carruthers, ACK Smart			
Public	None			
Concerns (5:02)	No concerns.			
Motion	<b>Motion to Approve as submitted. (Oliver)</b>			
Vote	Carried unanimously	Certificate #	<b>HDC2020-01-0438</b>	

<b>13. Fee, Matthew 01-0439</b>		<b>50 Cliff Road</b>	<b>Solar Roof Array</b>	<b>41-28</b>	<b>ACK Smart</b>
Voting	Pohl, McLaughlin, Oliver, Watterson, Dutra				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, manufacturer spec sheet, and advisory comments.				
Representing	<b>Tobias Glidden</b> , ACK Smart – Presented project. Tim Carruthers, ACK Smart				
Public	None				
Concerns (5:06)	<b>Pohl</b> – Read HSAB comments: no quorum – Mr. Meerbergen no concerns; Ms. Dillon visibility from Coffin Park. <b>Oliver</b> – They are appropriately placed. This is a renewal of something approved in 2016. <b>McLaughlin</b> – His concern is the visibility from the park. Discussion about visibility and appropriateness based upon the solar guidelines.				
Motion	<b>Motion to Approve as submitted. (Oliver)</b>				
Vote	Carried unanimously	Certificate #	<b>HDC2020-01-0439</b>		
<b>14. Lynch, Ronald 01-0440</b>		<b>10 Golfview Drive</b>	<b>Solar Roof Array</b>	<b>66-191</b>	<b>ACK Smart</b>
Voting	Pohl, McLaughlin, Oliver, Watterson, Dutra				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.				
Representing	<b>Tobias Glidden</b> , ACK Smart – Presented project. <b>Tim Carruthers</b> , ACK Smart – There is a large amount of screening.				
Public	None				
Concerns (5:10)	<b>Oliver</b> – This is appropriately placed and black on black. No concerns.				
Motion	<b>Motion to Approve as submitted. (Oliver)</b>				
Vote	Carried unanimously	Certificate #	<b>HDC2020-01-0440</b>		
<b>15. Minor, Timothy 01-0441</b>		<b>12 South Valley Road</b>	<b>Solar Ground Array</b>	<b>43-139</b>	<b>ACK Smart</b>
Voting	Pohl, McLaughlin, Oliver, Watterson, Dutra				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.				
Representing	<b>Tobias Glidden</b> , ACK Smart – Presented project. Tim Carruthers, ACK Smart				
Public	None				
Concerns (5:13)	No concerns.				
Motion	<b>Motion to Approve as submitted. (Oliver)</b>				
Vote	Carried unanimously	Certificate #	<b>HDC202-01-0441</b>		
<b>16. Heyworth, Benton + Kelley 01-0425</b>		<b>8 Pond Road</b>	<b>Guest House</b>	<b>56-156</b>	<b>CWA</b>
Voting	Pohl, McLaughlin, Oliver, Watterson, Dutra				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, and site plan.				
Representing	<b>Amy Ledoux</b> , Chip Webster Associates – Presented project.				
Public	None				
Concerns (5:15)	(4:46) Motion to Hold for representation. (Oliver) Carried unanimously <b>Pohl</b> – North elevation, there is a rule the gable eaves should align with the parting rail of the dormer window; the eave would have to come down a foot but the windows are very small; if the windows were wider and taller, the eave wouldn't have to come down as much. <b>Oliver</b> – Could move the dormers up; the dormer windows are floating. <b>McLaughlin</b> – Agrees that the meeting rail should align with the eave. He wants to see the redesign before voting. Needs a proper front door.				
Motion	<b>Motion to Hold for minor revisions. (Oliver)</b>				
Vote	Carried unanimously	Certificate #			

17. National Electric Company <b>01-0444</b> 2 Commercial Street    Raised flood protection platform    42.3.1-94    Joshua Smith					
Voting	Pohl, McLaughlin, Oliver, Watterson, Dutra				
Alternates	None				
Recused	None				
Documentation	Landscape plans, site plan, photos, and advisory comments.				
Representing	<b>Joshua Smith</b> , National Grid – Presented project; described locations of the vegetative screening. There are security protocols connected with this sub-station. Suggested continuing the existing hedge at 6 feet with evergreen screens behind it and put boards on the gate. Steve Holdgate, National Grid.				
Public Concerns (5:23)	<p><b>Brook Meerbergen</b>, HSAB – Explained theoretically the HSAB suggestion renders the apparatus not visible.</p> <p><b>Pohl</b> – Read HSAB comments: no quorum – recommend 8-foot high board fence screen. Read comments from Holly Backus – Existing chain link fence extended for screening; this platform is necessary for flood protection.</p> <p><b>Watterson</b> – Asked for an elevation drawing of the platform and its material. This is a good idea, but he wants to see what’s proposed.</p> <p><b>Oliver</b> – Doesn’t think the proposed screening will work; it won’t hide the apparatus, only the legs. The screening should be tighter around the platform. She doesn’t want a wall of Leland Cyprus along Commercial Street; it should be set closer to the platform.</p> <p><b>Dutra</b> – There is an opportunity to change the “media” of the platform. Agrees with Mr. Watterson about the need for a drawing. Even with an 8-foot fence, you can see over it from a distance. Suggested plantings in front of the 6-foot fence with additional plantings closer to the units themselves. Suggested staggering the position and type of trees.</p> <p><b>McLaughlin</b> – The guidelines don’t support an 8-foot high board fence; the application is for a 6-foot fence, which is reasonable for a commercial property.</p> <p><b>Pohl</b> – He believes HSAB’s suggestion is good. Suggested viewing with 9-foot height poles at both ends of the proposed platform. Asked them to investigate the regulations regarding how close the screening can be to the platform. Discussions about possible screening options.</p>				
Motion	<b>Motion to View with 9-foot height poles at both ends of the platform and hold for revised drawings. (Oliver)</b>				
Vote	Carried unanimously		Certificate #		
18. Sea Hero, LLC <b>01-0445</b> 7 Pilgrim Road    New Dwelling    41-216    MCA					
Voting	Pohl, McLaughlin, Oliver, Watterson, Dutra				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	<b>Mark Cutone</b> , Mark Cutone Architecture – Presented project; want to grade up to elevation 18 to keep water from running into the property.				
Public Concerns (6:02)	<p>None</p> <p>Discussion about the grade changes.</p> <p><b>Oliver</b> – This is very large for the site, but the front houses will probably block the view from Pilgrim Road. Discussion about a dark color for the garage doors and front door to be black.</p> <p><b>Watterson</b> – Doesn’t think much will be visible; it’s very well done.</p> <p><b>McLaughlin</b> – The “D” windows are awnings and there are three skylights; if they aren’t visible, he has no concerns.</p> <p><b>Dutra</b> – Garage dormers look to have too much shingle space.</p> <p><b>Pohl</b> – The awnings and skylights are on the back and face Land Bank property. The garage dormers are far away.</p>				
Motion	<b>Motion to Approve through staff with one skylight on the west elevation and garage doors and shutters to be Hamilton Blue. (Dutra)</b>				
Vote	Carried unanimously		Certificate #		<b>HDC2020-01-0445</b>
19. Sea Hero, LLC <b>01-0446</b> 7 Pilgrim Road    Cottage    41-216    MCA					
Voting	Pohl, McLaughlin, Oliver, Watterson, Dutra				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	<b>Mark Cutone</b> , Mark Cutone Architecture – Presented project.				
Public Concerns (6:18)	<p>None</p> <p><b>McLaughlin</b> – The front door should be more traditional.</p> <p><b>Oliver</b> – No concerns.</p> <p><b>Watterson</b> – East elevation, the windows below the “A” window dormers could be moved away from the columns to align under the dormer windows.</p> <p><b>Pohl</b> – Suggested the east elevation columns be shifted.</p>				
Motion	<b>Motion to Approve through staff with the changes shown in Exhibit A. (Watterson)</b>				
Vote	Carried unanimously		Certificate #		<b>HDC2020-01-0446</b>

20. Sea Hero, LLC	<b>01-0448</b>	7 Pilgrim Road	Cabana	41-216	MCA
Voting	Pohl, McLaughlin, Oliver, Watterson, Dutra				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	<b>Mark Cutone</b> , Mark Cutone Architecture – Presented project.				
Public	None				
Concerns (6:23)	<b>McLaughlin</b> – The “D” casement windows should be fixed. North elevation should have only one skylight.				
Motion	<b>Motion to Approve through staff with only one skylight on the north elevation. (McLaughlin)</b>				
Vote	Carried unanimously		Certificate #	<b>HDC2020-01-0448</b>	
21. Sea Hero, LLC	<b>01-0447</b>	7 Pilgrim Road	Pool	41-216	MCA
Voting	Pohl, McLaughlin, Oliver, Watterson, Dutra				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	<b>Mark Cutone</b> , Mark Cutone Architecture – Presented project.				
Public	None				
Concerns (6:26)	<b>Oliver</b> – A photo of the bluestone for the patio should be included in the file.				
Motion	<b>Motion to Approve through staff with a photo of the patio material included in the record. (Oliver)</b>				
Vote	Carried unanimously		Certificate #	<b>HDC2020-01-0447</b>	
22. Mary Heller Family Trust	<b>01-0450</b>	37 Ocean Avenue	Deck	73.3.2-49	SCI
Voting	Pohl, McLaughlin, Oliver, Watterson, Dutra				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	<b>Robert Newman</b> , Sandcastle Construction Inc. – Presented project; rear doesn’t date to 1892.				
Public	None				
Concerns (6:27)	<b>Pohl</b> – Read SAB comments: no concerns. Read Ms. Backus comments: 1892 shingle style; hedge screens from view; decks not element of shingle-style house. No concerns.				
Motion	<b>Motion to Approve as submitted. (McLaughlin)</b>				
Vote	Carried unanimously		Certificate #	<b>HDC2020-01-0450</b>	
23. Dickie Investment, L.P.	<b>01-0449</b>	1 Weymouth Street	Addition	55.1.4-30	SCI
Voting	Pohl, McLaughlin, Oliver, Watterson, Dutra				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Robert Newman, Sandcastle Construction Inc.				
Public	None				
Concerns (6:31)	<b>Pohl</b> – Read HSAB comments: no concerns. Read Ms. Backus comments: circa 1765; confirm removed wall is not original. No concerns.				
Motion	<b>Motion to Approve. (Dutra)</b>				
Vote	Carried unanimously		Certificate #	<b>HDC2020-01-0449</b>	
24. Loftus, Chris	<b>01-0486</b>	3 Parker Lane	New House	67-319.1	Linda Williams
Voting	Pohl, McLaughlin, Watterson, Dutra				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	<b>Linda Williams</b> – Presented project; same as the house in front.				
Public	None				
Concerns (6:34)	No concerns.				
Motion	<b>Motion to Approve as submitted. (Dutra)</b>				
Vote	Carried 4-0		Certificate #	<b>HDC2020-01-0486</b>	

25. Velle, Michele and Van	<b>01-0453</b>	10 Maxey Pond Road	Rev. 73260: fnt chngs/chmny cap	40-100	Lucas Velle
Voting	Pohl, McLaughlin, Oliver, Watterson, Dutra				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	<b>Lucas Velle</b> – Presented project.				
Public	None				
Concerns (6:38)	<b>Oliver</b> – The chimney style is very different: modern cap and vents. <b>Pohl</b> – The top most piece should be articulated as a cap. Consensus agrees about the chimney cap.				
Motion	<b>Motion to Approve through staff with the cap being articulated with an overhang. (Oliver)</b>				
Vote	Carried unanimously		Certificate #	<b>HDC2020-01-0453</b>	
26. Buck Hollow, LLC	<b>01-0468</b>	11 Fawn Lane (Lot 31)	New Dwelling	68-977	Brook Meerbergen
Voting	Pohl, McLaughlin, Oliver, Watterson, Dutra				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	<b>Brook Meerbergen</b> – Presented project.				
Public	None				
Concerns (6:47)	No concerns.				
Motion	<b>Motion to Approve as submitted. (Oliver)</b>				
Vote	Carried unanimously		Certificate #	<b>HDC2020-01-0468</b>	
27. Reinemo Family	<b>01-0458</b>	Tuckernuck	New Dwelling	95-19	Val Oliver
Voting	Pohl, McLaughlin, Watterson, Dutra				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, correspondence and Tuckernuck advisory board (TAB) comments.				
Representing	<b>Val Oliver</b> – Presented project; 2-light windows are sliders. <b>Matt Reinemo</b> – The property has a conservation deed restriction held by the Nantucket Land Council. Doesn't believe this is visible.				
Public	None				
Concerns (6:51)	<b>Pohl</b> – Read TAB comments: not similar to old Tuckernuck; windows modern looking; roof should be steeper; wood porches; chimney on north elevation and no juxtaposed windows; sliding doors should be 10- or 15-light; 2 <sup>nd</sup> -floor deck should have same footprint as 1 <sup>st</sup> floor; balusters should be vertical; west elevation gable end windows should have no dividers; upside-down house with large 2 <sup>nd</sup> -floor deck not compatible with community. Read Beverly Dammin's comments of concerns. <b>Watterson</b> – This is a nice design. His only concern is the roof should be a 9/12 pitch, or the aspect ratio of the gables need to lend themselves to the 7/12 pitch. <b>Dutra</b> – North elevation, the windows are short. <b>McLaughlin</b> – The 2-light windows should be double hung 4-lights; there is no harmony between them and the rest of the windows. <b>Pohl</b> – The Nantucket Land Council restriction limits the house height to 24 feet. Balusters should be wood.				
Motion	<b>Motion to Hold for revisions. (Dutra)</b>				
Vote	Carried 4-0		Certificate #		
28. Reinemo Family	<b>01-0460</b>	Tuckernuck	Barn	95-19	Val Oliver
Voting	Pohl, Watterson, Dutra				
Alternates	None				
Recused	Oliver, McLaughlin				
Documentation	Architectural elevation plans, site plan, photos, correspondence, and Tuckernuck advisory board comments.				
Representing	<b>Val Oliver</b> – Presented project; height is mandated by the deed restriction to 18 feet. Matt Reinemo				
Public	None				
Concerns (7:11)	<b>Pohl</b> – Read TAB comments: window need symmetry. No concerns.				
Motion	<b>Motion to Approve as submitted. (Watterson)</b>				
Vote	Carried 3-0		Certificate #	<b>HDC2020-01-0460</b>	
Break 7:15 to 7:20 p.m.					

<b>29. Reiterman, Michael 01-0456</b>		<b>4 Angola Street</b>	<b>Shed</b>	<b>55.4.1-22.2</b>	<b>Structures Unlimited</b>
Voting	Pohl, McLaughlin, Oliver, Watterson, Dutra				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and advisory comments.				
Representing	<b>Nancy Drazal</b> , Structures Unlimited – Presented project; reviewed structures in the area with garages/sheds on the street with doors facing the street. <b>Linda Williams</b> – There is a significant grade change up from the road; there’s nowhere else to put it. Denice Kronau				
Public	None				
Concerns (7:22)	<b>Pohl</b> – Read HSAB comments: no quorum – move toward rear. The grade in the back is very high with a lot of retainage. <b>McLaughlin</b> – The photos indicate there is room to put this in the back. Other commissioners have no concerns.				
Motion	<b>Motion to Approve as submitted. (Oliver)</b>				
Vote	Carried unanimously	Certificate #	<b>HDC2020-01-0456</b>		
<b>30. Meghan Peachey 01-0452</b>		<b>3 Netowa Lane</b>	<b>A/C condensers</b>	<b>55-579.8</b>	<b>Self</b>
Voting	Pohl, McLaughlin, Oliver, Watterson, Dutra				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (7:30)	Not opened at this time.				
Motion	<b>Motion to Hold for representation Items 2-5. (Oliver)</b>				
Vote	Carried unanimously	Certificate #			
<b>31. Fee, Matt + Sheila 01-0451</b>		<b>52 Cliff Road</b>	<b>Rev. 11-0094: addition</b>	<b>41-27</b>	<b>Emeritus</b>
Voting	Pohl, McLaughlin, Oliver, Dutra				
Alternates	None				
Recused	Watterson				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	<b>Matt MacEachern</b> , Emeritus Development – Presented project; south elevation 9-light has a shutter that closes over it.				
Public	None				
Concerns (7:31)	<b>Oliver</b> – Asked about the aluminum chimney. <b>Dutra</b> – No concerns. <b>McLaughlin</b> – South elevation, asked for two 9-light windows. (Sliding take-out service window)				
Motion	<b>Motion to Approve as submitted. (McLaughlin)</b>				
Vote	Carried 4-0	Certificate #	<b>HDC-2020-01-0451</b>		
<b>32. Sharp, Randy 01-0472</b>		<b>76 Polpis Road</b>	<b>Pool</b>	<b>43-177</b>	<b>Thornewill Design</b>
Voting	Pohl, McLaughlin, Oliver, Watterson, Dutra				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	<b>Carrie Thornewill</b> , Thornewill Design – Presented project; a gate possibly on the west and/or the street side.				
Public	None				
Concerns (7:37)	<b>Oliver</b> – The plan doesn’t show a gate in the fence. <b>McLaughlin</b> – Wants a picket fence on the Polpis Road side.				
Motion	<b>Motion to Approve through staff with the fence facing Polpis Road to be white picket. (McLaughlin)</b>				
Vote	Carried unanimously	Certificate #	<b>HDC2020-01-0472</b>		
<b>33. Sharp, Randy 01-0473</b>		<b>76 Polpis Road</b>	<b>Pool shed</b>	<b>43-177</b>	<b>Thornewill Design</b>
Voting	Pohl, McLaughlin, Oliver, Watterson, Dutra				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	<b>Carrie Thornewill</b> , Thornewill Design – Presented project.				
Public	None				
Concerns (7:44)	No concerns.				
Motion	<b>Motion to Approve as submitted. (Dutra)</b>				
Vote	Carried unanimously	Certificate #	<b>HDC2020-01-0473</b>		

34. Sharp, Randy	<b>01-0474</b>	76 Polpis Road	Garage	43-177	Thornewill Design
Voting	Pohl, McLaughlin, Oliver, Watterson, Dutra				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	<b>Carrie Thornewill</b> , Thornewill Design – Presented project; white garage doors.				
Public	None				
Concerns (7:44)	No concerns.				
Motion	<b>Motion to Approve as submitted with white garage doors. (Oliver)</b>				
Vote	Carried unanimously		Certificate #	<b>HDC2020-01-0474</b>	
35. Spencer, Steven	<b>01-0471</b>	6 Magnolia Avenue	Demo existing structure	73.3.1-57	Thornewill Design
Voting	Pohl, McLaughlin, Oliver, Watterson, Dutra				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, engineer’s report, historic documentation, and advisory comments.				
Representing	<b>Luke Thornewill</b> , Thornewill Design – The gambrel appears in the rear of the property in 1916; structure moved forward in 1923 and rear ell attached. Engineer analyzed this; demolition is because little original fabric would remain. According to the engineer’s report, without significant support, it couldn’t be moved. <b>Carrie Thornewill</b> , Thornewill Design – The 1923 ell “bastardizes” the back wall of the original gambrel.				
Public	None				
Concerns (7:46)	<b>Pohl</b> – Read SAB comments: not in favor of total demolition. Read Ms. Backus comments: assessor puts this at circa 1916, could be older. Discussion about the historic value of the structure. <b>Oliver</b> – She doesn’t think she can approve a total demolition; we should keep something of the original gambrel. If we open the door for total demos and rebuilding, we are turning Nantucket into Disney Land. The engineer is hired by so his results are skewed toward the client. <b>Dutra</b> – Understand what Ms. Oliver is saying. <b>Watterson</b> – He agrees with Ms. Oliver; okay with removing the rear ell. He could support holding the rebuild to the dimensional proportions of the main mass. <b>McLaughlin</b> – Due to the age, a demolition is questionable. Better to move than demolish. <b>Pohl</b> – He agrees with Ms. Oliver in saving the historic fabric. If we approve a like-kind rebuild, there are no exemptions with the building code; the new structure would have to meet code and would become taller; we would need a living record of the interior space so first floor and ridge relationships to grade stay the same.				
Motion	<b>Motion to Hold until we look at the new dwelling. (Dutra)</b>				
Vote	Carried unanimously		Certificate #		
36. Spencer, Steven	<b>01-0470</b>	6 Magnolia Avenue	New Dwelling	73.3.1-57	Thornewill Design
Voting	Pohl, McLaughlin, Oliver, Watterson, Dutra				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	<b>Luke Thornewill</b> , Thornewill Design – Presented project. <b>Carrie Thornewill</b> , Thornewill Design – This would be a rebuild of the historic house with cathedral ceilings, so the height wouldn’t change from the original. Would keep the oversized 9 lights of the existing front door.				
Public	None				
Concerns (8:07)	<b>Pohl</b> – Read HSAB comments: save historic house. Read Ms. Backus comments. <b>Oliver</b> – Appreciates the idea. However, pitching saving the house and moving it forward doesn’t work. The proposed addition is “eating” the front house; the 2 <sup>nd</sup> -floor walls are very tall and could be shorter. The front house should be the existing house. She could not vote for this approach. <b>Dutra</b> – The addition swallowing the house is a good description. Gets the idea of the addition; but it should come down to 1.5 stories. He’d support trying to preserve the old building. <b>Watterson</b> – He has trouble with the massing of the addition being so large in proportion to the main mass. Okay with the width but about 3 feet should come out of the ridge height. <b>McLaughlin</b> – The proportions of the addition’s gambrel roof are off. Front door shouldn’t be a 15-light. <b>Pohl</b> – Agrees with what’s been said; particularly the fact the addition outmatches the main mass.				
Motion	<b>Motion to Hold for revisions. (Dutra)</b>				
Vote	Carried unanimously		Certificate #		

<b>37. ACK Crazy LLC 01-0481</b>	<b>9 West Chester Street</b>	<b>New driveway</b>	<b>42.4.3-12</b>	<b>JB Studio</b>
Voting	Pohl, McLaughlin, Oliver, Watterson, Dutra			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, photos, and advisory comments.			
Representing	<b>Juraj Bencat</b> , Juraj Bencat, JB Studio – Presented project.			
Public	None			
Concerns (8:19)	<p><b>Pohl</b> – Read HSAB comments: no quorum – 2 curb cuts not allowed; work has started; too much brick. Read Ms. Backus’ comments: existing old curb and brick to be removed on oldest street so need special permit; only one drive; plus 7 was subdivided off old barn.</p> <p><b>Oliver</b> – They have parking on the other side; they would end up with three parking spaces. The drive opening is way too wide. Could fit 2 cars parked front to back in the existing spot.</p> <p><b>Watterson</b> – The Planning Board usually doesn’t like losing on-street parking.</p> <p><b>Dutra</b> – The 2-car parking makes sense, but they must give up the existing parking on the left. They’re asking for a double curb cut. Need to remove the existing parking; on the proposed parking, suggested brick with center strips and plants and stepping stones instead of the brick path.</p> <p><b>McLaughlin</b> – There’s room to put parking off Wyer’s Lane.</p> <p><b>Pohl</b> – For every on-street parking space being taken off the street, the property must provide 2 off-street spaces. Wyer’s Lane is about 9 feet above West Chester Street.</p>			
Motion	<b>Motion to Hold for revisions and more information from the Planning Board. (Oliver)</b>			
Vote	Carried unanimously		Certificate #	
<b>38. ACK Crazy LLC 01-0484</b>	<b>9 West Chester Street</b>	<b>Add front exterior steps</b>	<b>42.4.3-12</b>	<b>JB Studio</b>
Voting	Pohl, McLaughlin, Oliver, Watterson, Dutra			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	<b>Juraj Bencat</b> , JB Studio – Presented project.			
Public	None			
Concerns (8:28)	<p><b>Pohl</b> – Read HSAB comments: removing existing fabric – basement window – for friendship stairs not appropriate. Read Ms. Backus’ comments: only alteration prior to 1989 regarding proposed porch.</p> <p><b>Oliver</b> – The windows on the plan don’t match the existing.</p> <p><b>McLaughlin</b> – Okay with friendship stairs.</p> <p><b>Dutra</b> – Likes the friendship stairs but is concerned about removing the historic window and the drawn windows don’t matching the photos. If you remove the left parking, there is no need for friendship stairs.</p> <p><b>Watterson</b> – He’s okay with the friendship stairs.</p> <p><b>Pohl</b> – Need confirmation on the status of the basement sash to be removed.</p>			
Motion	<b>Motion to Hold for additional information. (Oliver)</b>			
Vote	Carried unanimously		Certificate #	
<b>39. Giffen, Roberta 01-0476</b>	<b>7 King Street</b>	<b>Demo shed</b>	<b>73.1.3-41</b>	<b>Pat Levesque</b>
Voting	Pohl, Oliver, Watterson, Dutra			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	<b>Pat Levesque</b> – He represents the buyer. Presented project; claims demo by neglect.			
Public	None			
Concerns (8:34)	<p><b>Pohl</b> – Read SAB comments: no concerns; except Ms. Ellis says no. Read Ms. Backus’ comments: see attached. Looks like it’s made out of corrugated metal and plywood.</p> <p><b>Oliver</b> – The shed is on the verge of falling down. No concerns.</p> <p><b>Dutra</b> – It would be nice if something similar were replacing it.</p> <p><b>Watterson</b> – No concerns.</p>			
Motion	<b>Motion to Approve as a demolition. (Watterson)</b>			
Vote	Carried unanimously		Certificate #	<b>HDC2020-01-0476</b>

40. Giffen, Roberta	<b>01-0477</b>	7 King Street	Demo dwelling	73.1.3-41	Pat Levesque
Voting	Pohl, Oliver, Watterson, Dutra				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	<b>Pat Levesque</b> – Presented project; willing to open up the walls and reevaluate; the buyer wants an open lot adjacent to his current property.				
Public	None				
Concerns (8:39)	<p><b>Pohl</b> – Read HSAB comments: individually significant; recommend structural engineering study; need history. Read Ms. Backus’ comments: no demo; there is information on NACR survey circa 1893, see attached.</p> <p><b>Oliver</b> – Not in favor of a demolition. We should get our own independent engineer. We’ve got to stop demolishing historic buildings; people should be keeping them up. We need as-built drawings of the house.</p> <p><b>Watterson</b> – Doesn’t think he supports a demolition without knowing what has to be done to get it into shape. If we were to approve a demo, pictures of it should be submitted with the proposed replacement structure.</p> <p><b>Dutra</b> – Asked if they would be willing to provide an engineering a survey. The main mass looks to be in good shape.</p> <p><b>Pohl</b> – HDC hasn’t hired an independent engineer because we couldn’t find one to work for us.</p>				
Motion	<b>Motion to Hold for information. (Dutra)</b>				
Vote	Carried unanimously		Certificate #		
41. Voyages, Roland	<b>(Old Biz)</b>	14 Osprey Way	Rooftop Solar Cottage	82-33	Cotuit Solar
Voting	Pohl, Oliver, Watterson, Dutra				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.				
Representing	Karen Alence, Cotuit Solar				
Public	None				
Concerns (8:46)	<b>Staff</b> – This has a sitting board and there is no quorum: Pohl, McLaughlin, Oliver, and Welch. Not opened at this time.				
Motion	<b>No Action Taken due to lack of quorum.</b>				
Vote	N/A		Certificate #		
42. Voyages, Roland	<b>12-0418</b>	14 Osprey Way	Rooftop Solar Main House	82-33	Cotuit Solar
Voting	Pohl, Oliver, Watterson, Dutra				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.				
Representing	<b>Karen Alence</b> , Cotuit Solar – Contends there is no visibility from Osprey Way; south elevation roof faces Hummock Pond Road; the owner has agreed to black asphalt roof on all structures.				
Public	None				
Concerns (8:47)	<p><b>Oliver</b> – The roof plane with panels will be visible from Hummock Pond Road.</p> <p><b>Dutra</b> – No concerns.</p> <p><b>Watterson</b> – He has no concerns; thinks the house between this and Hummock Pond Road will obscure the view.</p> <p><b>Pohl</b> – Also has no concerns.</p>				
Motion	<b>Motion to Approve as submitted. (Dutra)</b>				
Vote	Carried unanimously		Certificate #	<b>HDC2019-12-0418</b>	

43. Visby Holding <b>01-0485</b>	20 Cliff Road	Replace all windows	42.4.4-53	Linda Williams
Voting	Pohl, Oliver, Watterson, Dutra			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	<b>Linda Williams</b> – All windows are rotted; keeping the mixed up muntin configurations; simulated-divided lights (SDL) all wood Green Mountain; contends no window is original.			
Public	None			
Concerns (8:53)	<p><b>Pohl</b> – No HSAB comments. Read Ms. Backus’s comments: SDL insulated white on white. John Trudel replaced all windows on a Union Street house with insulated glass; we looked at it and determined that from the sidewalk you could tell the street-side windows were insulated glass, but you couldn’t tell with the side windows; that was the precedent to appraise windows based upon visibility.</p> <p><b>Oliver</b> – Usually we require that what’s on the street should be true-divided light (TDL). She wants pictures of the house as it looks now. These windows don’t have storms; part of the deal with Mr. Trudel was the side windows had storms. She wants the whole front elevation and the elevation facing Cliff Road to be all be TDL.</p> <p><b>Dutra</b> – He would be okay if the 5 windows on the street-side elevation are TDL.</p> <p><b>Watterson</b> – Agrees with Mr. Dutra.</p> <p><b>Pohl</b> –The five windows on Cliff Road should be TDL.</p>			
Motion	<b>Motion to Approve through staff with the five windows on the east elevation to be single glazed and the rest may be insulated. (Dutra)</b>			
Vote	Carried 3-1//Oliver opposed	Certificate #	<b>HDC2020-01-0485</b>	
44. Harshman, Sheila <b>01-0480</b>	1 Windsor Road	New Dwelling	49-195	Val Oliver
Voting	Pohl, Watterson, Dutra			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Val Oliver</b> – Presented project; the foundation is existing.			
Public	None			
Concerns (9:07)	<p><b>Dutra</b> – The fenestration almost too symmetric or there are too many windows.</p> <p><b>Watterson</b> – He doesn’t think he’s been out this way; he can’t visualize the setting. The 5-bay north elevation, the 2 left smaller 1<sup>st</sup>-floor windows would be better as “A” windows.</p> <p><b>Pohl</b> – The windows seem too small. North elevation, the left two sets of windows don’t align.</p>			
Motion	<b>Motion to Approve through staff with the north elevation left 1<sup>st</sup>-floor windows to align under the “A” windows above. (Watterson)</b>			
Vote	Carried 3-0	Certificate #	<b>HDC2020-01-0480</b>	

V. OTHER BUSINESS	
Approve Minutes	December 17 & 19, 2019: <b>Motion to Approve.</b> (Oliver) Carried unanimously
Amend Previously Approved	December 10, 2019: Hold
Review Minutes	January 2 & 7, 2020
Other Business	<ul style="list-style-type: none"> <li>• Mission Statement for Town Website vote</li> <li>• Certaineed 3-tab Nickel Gray</li> <li>• Discussion of time management</li> <li>• Discussion of SDL guidance in the OHD/SOHD</li> <li>• Application pictures</li> <li>• Roof plans: threshold</li> <li>• Plans: Scale of Elevations, Floor &amp; Roof Plans</li> <li>• Application checklist: Differentiation between complex/simple; minimum standards</li> <li>• Application as Master Sheet</li> <li>• Discussion of Net Zero Stretch Code and impacts to HDC</li> <li>• Discussion and update of Sidewalk Work Group</li> </ul>
Commission Comments	None

List of additional documents used at the meeting:

1. None

Adjourned at 9:16 p.m. by unanimous consent

Submitted by:  
Terry L. Norton

Historic Structures Advisory Board    Sconset Advisory Board    Madaket Advisory Board    Sign Advisory Committee