HDC Minutes for January 14, 2020, adopted Feb. 4

HISTORIC DISTRICT COMMISSION
REGULAR MEETING
2 Fairgrounds Road
Nantucket, Massachusetts 02554
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

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

Voting: Pohl, McLaughlin, Watterson, Dutra
Alternates: None
Recused: Oliver
Documentation: None
Representing: None
Public: None
Concerns: No concerns.

Motion: Motion to Approve. (Watterson)

III. SIGNS

<table>
<thead>
<tr>
<th>Property owner name</th>
<th>Street Address</th>
<th>Scope of work</th>
<th>Map-Parcel</th>
<th>Agent</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Theatre Workshop</td>
<td>53 Main Street</td>
<td>Wall sign/Box sign</td>
<td>42.3.1-223</td>
<td>Bethany Oliver</td>
</tr>
</tbody>
</table>

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)

Certificate #: HDC2019-12-0322
<table>
<thead>
<tr>
<th>2.</th>
<th>NIR Retail</th>
<th>2 Harbor Square</th>
<th>Sign</th>
<th>42.3.1-135</th>
<th>Jean Petty</th>
</tr>
</thead>
<tbody>
<tr>
<td>Voting</td>
<td>Pohl, McLaughlin, Oliver, Watterson, Dutra</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Alternates</td>
<td>None</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recused</td>
<td>None</td>
<td></td>
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</tr>
<tr>
<td>Documentation</td>
<td>Sign design plans, site plan, photos, and advisory comments.</td>
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<tr>
<td>Representing</td>
<td>None</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Sign Advisory</td>
<td>Kevin Kuester, Sign Advisory Committee – Recommend approval as submitted.</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Concerns</td>
<td>No concerns.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Motion</td>
<td>Motion to Approve. (Oliver)</td>
<td></td>
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</tr>
<tr>
<td>Vote</td>
<td>Carried unanimously</td>
<td></td>
<td></td>
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</tbody>
</table>

### IV. NEW BUSINESS

<table>
<thead>
<tr>
<th>Property owner name</th>
<th>Street Address</th>
<th>Scope of work</th>
<th>Map-Parcel</th>
<th>Agent</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Britannia Nantucket, Inc.</td>
<td>01-0424</td>
<td>81 Squam Lane</td>
<td>Addition</td>
<td>13-6</td>
</tr>
<tr>
<td>Voting</td>
<td>Pohl, McLaughlin, Oliver, Watterson, Dutra</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Alternates</td>
<td>None</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recused</td>
<td>None</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Documentation</td>
<td>Architectural elevation plans, site plan, and photos.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Representing</td>
<td>James Krapp, Studio Ppark – Presented project.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public</td>
<td>None</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Concerns (4:39)</td>
<td>Oliver – This looks bigger than the main house. The pool is in front of the house, the addition be visible. Watterson – No issues. Dutra – Agrees.</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Motion</td>
<td>Motion to Approve. (McLaughlin)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vote</td>
<td>Carried unanimously</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### 2. BeKind Development 01-0459
- 154 Cliff Road
- Demo existing house
- 41-73
- Matt Tomaiolo

#### 3. BeKind Development 01-0420
- 154 Cliff Road
- New Dwelling
- 41-73
- Sophie Metz

#### 4. BeKind Development 01-0421
- 154 Cliff Road
- New Garage
- 41-73
- Sophie Metz

#### 5. BeKind Development 01-0422
- 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 | Motion to Hold for representation Items 2-5. (Oliver) |
| Vote | Carried unanimously |

#### 6. Oman, David 12-0400
- 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 | Motion to Hold for representation Items 2-5. (Oliver) |
| Vote | Carried unanimously |

#### 7. 8 Hulbert, LLC 01-0433
- 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 | Mark Cutone, Mark Cutone Architecture – Presented project. |
| Public | None |
| Concerns (4:46) | McLaughlin – The 4-light casement window should be inoperable. No other concerns. |
| Motion | Motion to Approve through staff with the 4-light casement window to be inoperable. (Oliver) |
| Vote | Carried |

Certificate # HDC2019-12-0323
Certificate # HDC2020-01-0424
Certificate # HDC2020-01-0433
8. Rec 21 WP, LLC 01-0432 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 Lisa Botticelli, Botticelli & Pohl – Presented all three projects.
Public None
Concerns (4:51) Dutra – Suggested additional screening between the shed and road.
Watterson – Asked about the existing chimney material on the house and will this match.
McLaughlin – No comment.
Oliver – You can’t see this from the road.
Motion Motion to Approve as submitted. (McLaughlin)
Vote Carried 4-0 Certificate # HDC2020-01-0432

9. Rec 21 WP, LLC 01-0430 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 Motion to Approve as submitted. (McLaughlin)
Vote Carried 4-0 Certificate # HDC2020-01-0430

10. Rec 21 WP, LLC 01-0431 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 Lisa Botticelli, Botticelli & Pohl – Zoning shed.
Public None
Concerns (4:51) No concerns.
Motion Motion to Approve as submitted. (McLaughlin)
Vote Carried 4-0 Certificate # HDC2020-01-0431

11. Constable, Robert 01-0437 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 Tobias Glidden, ACK Smart – Presented project.
Tim Carruthers, ACK Smart
Public None
Concerns (4:58) Oliver – The only way you can see the panel is headed into Town; but it’s appropriately black on black.
No concerns.
Motion Motion to Approve as submitted. (Oliver)
Vote Carried unanimously Certificate # HDC2020-01-0437

12. Hanabea Six, LLC 01-0438 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 Tobias Glidden, ACK Smart – Presented project.
Tim Carruthers, ACK Smart
Public None
Concerns (5:02) No concerns.
Motion Motion to Approve as submitted. (Oliver)
Vote Carried unanimously Certificate # HDC2020-01-0438
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13. Fee, Matthew 01-0439

50 Cliff Road Solar Roof Array 41-28 ACK Smart

Voting Pohl, McLaughlin, Oliver, Watterson, Dutra
Alternates None
Recused None
Documentation Architectural elevation plans, site plan, photos, manufacturer spec sheet, and advisory comments.
Representing Tobias Glidden, ACK Smart – Presented project.
Tim Carruthers, ACK Smart
Public None
Concerns (5:06) Pohl – Read HSAB comments: no quorum – Mr. Meerbergen no concerns; Ms. Dillon visibility from Coffin Park.
Oliver – They are appropriately placed. This is a renewal of something approved in 2016.
McLaughlin – His concern is the visibility from the park.
Discussion about visibility and appropriateness based upon the solar guidelines.

Motion Motion to Approve as submitted. (Oliver)

Vote Carried unanimously Certificate # HDC2020-01-0439

14. Lynch, Ronald 01-0440

10 Golfview Drive Solar Roof Array 66-191 ACK Smart

Voting Pohl, McLaughlin, Oliver, Watterson, Dutra
Alternates None
Recused None
Documentation Architectural elevation plans, site plan, photos, and manufacturer spec sheet.
Representing Tobias Glidden, ACK Smart – Presented project.
Tim Carruthers, ACK Smart – There is a large amount of screening.
Public None
Concerns (5:10) Oliver – This is appropriately placed and black on black.
No concerns.

Motion Motion to Approve as submitted. (Oliver)

Vote Carried unanimously Certificate # HDC2020-01-0440

15. Minor, Timothy 01-0441

12 South Valley Road Solar Ground Array 43-139 ACK Smart

Voting Pohl, McLaughlin, Oliver, Watterson, Dutra
Alternates None
Recused None
Documentation Architectural elevation plans, site plan, photos, and manufacturer spec sheet.
Representing Tobias Glidden, ACK Smart – Presented project.
Tim Carruthers, ACK Smart
Public None
Concerns (5:13) No concerns.

Motion Motion to Approve as submitted. (Oliver)

Vote Carried unanimously Certificate # HDC202-01-0441

16. Heyworth, Benton + Kelley 01-0425

8 Pond Road Guest House 56-156 CWA

Voting Pohl, McLaughlin, Oliver, Watterson, Dutra
Alternates None
Recused None
Documentation Architectural elevation plans, and site plan.
Representing Amy Ledoux, Chip Webster Associates – Presented project.
Public None
Concerns (5:15) (4:46) Motion to Hold for representation. (Oliver) Carried unanimously
Pohl – North elevation, there is a rule the gable eaves should align with the parting rail of the dormer window; the cave would have to come down a foot but the windows are very small; if the windows were wider and taller, the cave wouldn’t have to come down as much.
Oliver – Could move the dormers up; the dormer windows are floating.
McLaughlin – Agrees that the meeting rail should align with the cave. He wants to see the redesign before voting. Needs a proper front door.

Motion Motion to Hold for minor revisions. (Oliver)

Vote Carried unanimously Certificate #
17. National Electric Company 01-0444  2 Commercial Street  Raised flood protection platform  42.3.1-94  Joshua Smith

Voting
Alternates None
Recused None
Documentation Landscape plans, site plan, photos, and advisory comments.
Representing Joshua Smith, 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) Pohl – 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.
Watterson – Asked for an elevation drawing of the platform and its material. This is a good idea, but he wants to see what’s proposed.

Oliver – 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.

Dutra – 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.

McLaughlin – 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.
Pohl – 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.

Motion Motion to View with 9-foot height poles at both ends of the platform and hold for revised drawings. (Oliver)

Vote Carried unanimously Certificate #

18. Sea Hero, LLC 01-0445  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 Mark Cutone, Mark Cutone Architecture – Presented project; want to grade up to elevation 18 to keep water from running into the property.

Public None

Concerns (6:02) Oliver – 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.

Watterson – Doesn’t think much will be visible; it’s very well done.

McLaughlin – The “D” windows are awnings and there are three skylights; if they aren’t visible, he has no concerns.

Dutra – Garage dormers look to have too much shingle space.
Pohl – The awnings and skylights are on the back and face Land Bank property. The garage dormers are far away.

Motion Motion to Approve through staff with one skylight on the west elevation and garage doors and shutters to be Hamilton Blue. (Dutra)

Vote Carried unanimously Certificate # HDC2020-01-0445

19. Sea Hero, LLC 01-0446  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 Mark Cutone, Mark Cutone Architecture – Presented project.

Public None

Concerns (6:18) McLaughlin – The front door should be more traditional.
Oliver – No concerns.

Watterson – East elevation, the windows below the “A” window dormers could be moved away from the columns to align under the dormer windows.
Pohl – Suggested the east elevation columns be shifted.

Motion Motion to Approve through staff with the changes shown in Exhibit A. (Watterson)

Vote Carried unanimously Certificate # HDC2020-01-0446
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20. Sea Hero, LLC 01-0448
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
Mark Cutone, Mark Cutone Architecture – Presented project.

Public
None

Concerns (6:23)
McLaughlin – The “D” casement windows should be fixed. North elevation should have only one skylight.

Motion
Motion to Approve through staff with only one skylight on the north elevation. (McLaughlin)

Vote
Carried unanimously

Certificate # HDC2020-01-0448

21. Sea Hero, LLC 01-0447
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
Mark Cutone, Mark Cutone Architecture – Presented project.

Public
None

Concerns (6:26)
Oliver – A photo of the bluestone for the patio should be included in the file.

Motion
Motion to Approve through staff with a photo of the patio material included in the record. (Oliver)

Vote
Carried unanimously

Certificate # HDC2020-01-0447

22. Mary Heller Family Trust 01-0450
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
Robert Newman, Sandcastle Construction Inc. – Presented project; rear doesn’t date to 1892.

Public
None

Concerns (6:27)
Pohl – 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
Motion to Approve as submitted. (McLaughlin)

Vote
Carried unanimously

Certificate # HDC2020-01-0450

23. Dickie Investment, L.P. 01-0449
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)
Pohl – Read HSAB comments: no concerns. Read Ms. Backus comments: circa 1765; confirm removed wall is not original.

No concerns.

Motion
Motion to Approve. (Dutra)

Vote
Carried unanimously

Certificate # HDC2020-01-0449

24. Loftus, Chris 01-0486
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
Linda Williams – Presented project; same as the house in front.

Public
None

Concerns (6:34)
No concerns.

Motion
Motion to Approve as submitted. (Dutra)

Vote
Carried 4-0

Certificate # HDC2020-01-0486
<table>
<thead>
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<th>Case</th>
<th>Applicant</th>
<th>Address</th>
<th>Use</th>
<th>Applicant's Name</th>
<th>Voting</th>
<th>Alternates</th>
<th>Recused</th>
<th>Concerns (Time)</th>
<th>Motion</th>
<th>Vote</th>
<th>Certificate #</th>
</tr>
</thead>
<tbody>
<tr>
<td>25.</td>
<td>Velle, Michele and Van</td>
<td>10 Maxey Pond Road Rev. 73260: fnst chngs/chmny cap 40-100</td>
<td>Lucas Velle</td>
<td>Pohl, McLaughlin, Oliver, Watterson, Dutra</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td></td>
<td>Motion to Approve through staff with the cap being articulated with an overhang. (Oliver)</td>
<td>Carried unanimously</td>
<td>HDC2020-01-0453</td>
</tr>
<tr>
<td>26.</td>
<td>Buck Hollow, LLC</td>
<td>11 Fawn Lane (Lot 31) New Dwelling 68-977</td>
<td>Brook Meerbergen</td>
<td>Pohl, McLaughlin, Oliver, Watterson, Dutra</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td></td>
<td>Motion to Approve as submitted. (Oliver)</td>
<td>Carried unanimously</td>
<td>HDC2020-01-0468</td>
</tr>
<tr>
<td>27.</td>
<td>Reinemo Family</td>
<td>Tuckernuck New Dwelling 95-19</td>
<td>Val Oliver</td>
<td>Pohl, McLaughlin, Watterson, Dutra</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td></td>
<td>Motion to Hold for revisions. (Dutra)</td>
<td>Carried 4-0</td>
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<tr>
<td>28.</td>
<td>Reinemo Family</td>
<td>Tuckernuck Barn 95-19</td>
<td>Val Oliver</td>
<td>Pohl, Watterson, Dutra</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td></td>
<td>Motion to Approve as submitted. (Watterson)</td>
<td>Carried 3-0</td>
<td>HDC2020-01-0460</td>
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<tr>
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<tr>
<td>29.</td>
<td>Reiterman, Michael</td>
<td>4 Angola Street</td>
<td>Shed</td>
<td>55.4.1-22.2 Structures Unlimited</td>
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<tr>
<td>Representing</td>
<td>Nancy Drahzal, Structures Unlimited – Presented project; reviewed structures in the area with garages/sheds on the street with doors facing the street. Linda Williams – There is a significant grade change up from the road; there’s nowhere else to put it. Denice Kronau</td>
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<tr>
<td>Concerns (7:24)</td>
<td>Pohl – Read HSAB comments: no quorum – move toward rear. The grade in the back is very high with a lot of retainage. McLaughlin – The photos indicate there is room to put this in the back. Other commissioners have no concerns.</td>
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<tr>
<td>Motion</td>
<td>Motion to Approve as submitted. (Oliver)</td>
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<tr>
<td>Vote</td>
<td>Carried unanimously</td>
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<th>Certificate #</th>
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<tbody>
<tr>
<td>30.</td>
<td>Meghan Peachey</td>
<td>3 Netowa Lane</td>
<td>A/C condensers</td>
<td>55-579.8 Self</td>
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<td>Representing</td>
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<td>Concerns (7:30)</td>
<td>Not opened at this time.</td>
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<td>Motion to Hold for representation Items 2-5. (Oliver)</td>
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<tr>
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<td>Carried unanimously</td>
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<tbody>
<tr>
<td>31.</td>
<td>Fee, Matt + Sheila</td>
<td>52 Cliff Road</td>
<td>Rev. 11-0094: addition</td>
<td>41-27 Emeritus</td>
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<tr>
<td>Recused</td>
<td>Watterson</td>
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<tr>
<td>Representing</td>
<td>Matt MacEachern, Emeritus Development – Presented project; south elevation 9-light has a shutter that closes over it.</td>
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<td>None</td>
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<tr>
<td>Concerns (7:31)</td>
<td>Oliver – Asked about the aluminum chimney. Dutra – No concerns. McLaughlin – South elevation, asked for two 9-light windows. (Sliding take-out service window)</td>
<td></td>
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<tr>
<td>Motion</td>
<td>Motion to Approve through staff with the fence facing Polpis Road to be white picket. (McLaughlin)</td>
<td></td>
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<tr>
<td>Vote</td>
<td>Carried unanimously</td>
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<tbody>
<tr>
<td>32.</td>
<td>Sharp, Randy</td>
<td>76 Polpis Road</td>
<td>Pool</td>
<td>43-177 Thornewill Design</td>
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<tr>
<td>Voting</td>
<td>Pohl, McLaughlin, Oliver, Watterson, Dutra</td>
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<tr>
<td>Representing</td>
<td>Carrie Thornewill, Thornewill Design – Presented project; a gate possibly on the west and/or the street side.</td>
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<td>None</td>
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<tr>
<td>Concerns (7:37)</td>
<td>Oliver – The plan doesn’t show a gate in the fence. McLaughlin – Wants a picket fence on the Polpis Road side.</td>
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<tr>
<td>Motion</td>
<td>Motion to Approve as submitted. (Dutra)</td>
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<tr>
<td>Vote</td>
<td>Carried unanimously</td>
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<tbody>
<tr>
<td>33.</td>
<td>Sharp, Randy</td>
<td>76 Polpis Road</td>
<td>Pool shed</td>
<td>43-177 Thornewill Design</td>
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<tr>
<td>Voting</td>
<td>Pohl, McLaughlin, Oliver, Watterson, Dutra</td>
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<tr>
<td>Recused</td>
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<tr>
<td>Documentation</td>
<td>Architectural elevation plans, site plan, and photos.</td>
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<tr>
<td>Representing</td>
<td>Carrie Thornewill, Thornewill Design – Presented project.</td>
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<tr>
<td>Public</td>
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<tr>
<td>Concerns (7:44)</td>
<td>No concerns.</td>
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<td>Motion</td>
<td>Motion to Approve as submitted. (Dutra)</td>
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<tr>
<td>Vote</td>
<td>Carried unanimously</td>
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</table>
### HDC Minutes for January 14, 2020, adopted Feb. 4

**34. Sharp, Randy 01-0474**

- **Voting**: Pohl, McLaughlin, Oliver, Watterson, Dutra
- **Alternates**: None
- **Recused**: None
- **Documentation**: Architectural elevation plans, site plan, and photos.
- **Representing**: Carrie Thornewill, Thornewill Design – Presented project; white garage doors.
- **Public Concerns**: None
- **Motion**: Motion to Approve as submitted with white garage doors. (Oliver)
- **Vote**: Carried unanimously

**Certificate #** HDC2020-01-0474

**35. Spencer, Steven 01-0471**

- **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**: Luke Thornewill, 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.
- **Carrie Thornewill**, Thornewill Design – The 1923 ell “bastardizes” the back wall of the original gambrel.
- **Public Concerns**: None
- **Concerns (7:46)**
  - **Pohl** – 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.**
  - **Oliver** – 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.
  - **Dutra** – Understand what Ms. Oliver is saying.
  - **Watterson** – 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.
  - **McLaughlin** – Due to the age, a demolition is questionable. Better to move than demolish.
  - **Pohl** – 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**: Motion to Hold until we look at the new dwelling. (Dutra)
- **Vote**: Carried unanimously

**Certificate #**

**36. Spencer, Steven 01-0470**

- **Voting**: Pohl, McLaughlin, Oliver, Watterson, Dutra
- **Alternates**: None
- **Recused**: None
- **Documentation**: Architectural elevation plans, site plan, photos, and advisory comments.
- **Carrie Thornewill**, 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 Concerns**: None
- **Concerns (8:07)**
  - **Pohl** – Read HSAB comments: save historic house. Read Ms. Backus comments: assessor puts this at circa 1916, could be older.
  - **Discussion about the historic value of the structure.**
  - **Oliver** – Appreciates the idea. However, pitching saving the house and moving it forward doesn’t work. The proposed addition is “eating” the front house; the 2nd-floor walls are very tall and could be shorter. The front house should be the existing house. She could not vote for this approach.
  - **Dutra** – 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.
  - **Watterson** – 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.
  - **McLaughlin** – The proportions of the addition’s gambrel roof are off. Front door shouldn't be a 15-light.
  - **Pohl** – Agrees with what’s been said; particularly the fact the addition outmatches the main mass.
- **Motion**: Motion to Hold for revisions. (Dutra)
- **Vote**: Carried unanimously
<table>
<thead>
<tr>
<th>Certificate</th>
<th>Project Description</th>
<th>Certification Number</th>
<th>Responsible Party</th>
</tr>
</thead>
<tbody>
<tr>
<td>37. ACK Crazy LLC 01-0481</td>
<td>9 West Chester Street  New driveway</td>
<td>42.4.3-12</td>
<td>JB Studio</td>
</tr>
<tr>
<td>Voting</td>
<td>Pohl, McLaughlin, Oliver, Watterson, Dutra</td>
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<td>Alternates</td>
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<td>Landscape design plans, site plan, photos, and advisory comments.</td>
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<tr>
<td>Representing</td>
<td>Juraj Bencat, Juraj Bencat, JB Studio – Presented project.</td>
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<tr>
<td>Public</td>
<td>None</td>
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| Concerns (8:19) | Pohl – 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.  
Oliver – 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.  
Watterson – The Planning Board usually doesn’t like losing on-street parking.  
Dutra – 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.  
McLaughlin – There’s room to put parking off Wyer's Lane.  
Pohl – 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. |  |
| Motion | Motion to Hold for revisions and more information from the Planning Board. (Oliver) | Carried unanimously | Certificate #  |
| 38. ACK Crazy LLC 01-0484 | 9 West Chester Street  Add front exterior steps | 42.4.3-12 | JB Studio |
| Voting | Pohl, McLaughlin, Oliver, Watterson, Dutra |  |
| Alternates | None |  |
| Recused | None |  |
| Documentation | Architectural elevation plans, site plan, photos, and advisory comments. |  |
| Representing | Juraj Bencat, JB Studio – Presented project. |  |
| Public | None |  |
Oliver – The windows on the plan don’t match the existing.  
McLaughlin – Okay with friendship stairs.  
Dutra – 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.  
Watterson – He’s okay with the friendship stairs.  
Pohl – Need confirmation on the status of the basement sash to be removed. |  |
| Motion | Motion to Hold for additional information. (Oliver) | Carried unanimously | Certificate #  |
| 39. Giffen, Roberta 01-0476 | 7 King Street  Demo shed | 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 | Pat Levesque – He represents the buyer. Presented project; claims demo by neglect. |  |
| Public | None |  |
| Concerns (8:34) | Pohl – 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.  
Oliver – The shed is on the verge of falling down. No concerns.  
Dutra – It would be nice if something similar were replacing it.  
Watterson – No concerns. |  |
| Motion | Motion to Approve as a demolition. (Watterson) | Carried unanimously | Certificate # HDC2020-01-0476 |
40. **Giffen, Roberta 01-0477**  
7 King Street  
Demo dwelling  
73.1.3-41  
Pat Levesque

<table>
<thead>
<tr>
<th>Voting</th>
<th>Pohl, Oliver, Watterson, Dutra</th>
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<tbody>
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<tr>
<td>Representing</td>
<td><strong>Pat Levesque</strong> – Presented project; willing to open up the walls and reevaluate; the buyer wants an open lot adjacent to his current property.</td>
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<tr>
<td>Public</td>
<td>None</td>
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<tr>
<td>Concerns</td>
<td>(8:39)</td>
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|              | **Pohl** – 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.  
**Oliver** – 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.  
**Watterson** – 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.  
**Dutra** – Asked if they would be willing to provide an engineering a survey. The main mass looks to be in good shape.  
**Pohl** – HDC hasn’t hired an independent engineer because we couldn’t find one to work for us. |

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<thead>
<tr>
<th>Motion</th>
<th><strong>Motion to Hold for information. (Dutra)</strong></th>
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41. **Voyages, Roland (Old Biz)**  
14 Osprey Way  
Rooftop Solar Cottage  
82-33  
Cotuit Solar

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<tr>
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<tr>
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<td><strong>Karen Alence</strong>, Cotuit Solar</td>
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<td>Concerns</td>
<td>(8:46)</td>
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|              | **Staff** – This has a sitting board and there is no quorum: Pohl, McLaughlin, Oliver, and Welch.  
Not opened at this time. |

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<th><strong>No Action Taken due to lack of quorum.</strong></th>
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42. **Voyages, Roland**  
12-0418  
14 Osprey Way  
Rooftop Solar Main House  
82-33  
Cotuit Solar

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</tr>
<tr>
<td>Documentation</td>
<td>Architectural elevation plans, site plan, photos, and manufacturer spec sheet.</td>
</tr>
<tr>
<td>Representing</td>
<td><strong>Karen Alence</strong>, Cotuit Solar</td>
</tr>
<tr>
<td>Public</td>
<td>None</td>
</tr>
<tr>
<td>Concerns</td>
<td>(8:47)</td>
</tr>
</tbody>
</table>
|              | **Oliver** – The roof plane with panels will be visible from Hummock Pond Road.  
**Dutra** – No concerns.  
**Watterson** – He has no concerns; thinks the house between this and Hummock Pond Road will obscure the view.  
**Pohl** – Also has no concerns. |

<table>
<thead>
<tr>
<th>Motion</th>
<th><strong>Motion to Approve as submitted. (Dutra)</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Vote</td>
<td>Carried unanimously</td>
</tr>
<tr>
<td>Certificate</td>
<td>#</td>
</tr>
<tr>
<td>HDC</td>
<td>HDC2019-12-0418</td>
</tr>
</tbody>
</table>
43. Visby Holding 01-0485  
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  
Linda Williams – 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)  

Pohl – 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.  

Oliver – 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.  

Dutra – He would be okay if the 5 windows on the street-side elevation are TDL.  

Watterson – Agrees with Mr. Dutra.  

Pohl – The five windows on Cliff Road should be TDL.  

Motion  
Motion to Approve through staff with the five windows on the east elevation to be single glazed and the rest may be insulated. (Dutra)  

Vote  
Carried 3-1//Oliver opposed  

Certificate #  
HDC2020-01-0485  

44. Harshman, Sheila 01-0480  
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  
Val Oliver – Presented project; the foundation is existing.  

Public  
None  
Concerns (9:07)  

Dutra – The fenestration almost too symmetric or there are too many windows.  

Watterson – 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 1st-floor windows don’t align under the “A” windows.  

Pohl – The windows seem too small. North elevation, the left two sets of windows don’t align.  

Motion  
Motion to Approve through staff with the north elevation left 1st-floor windows to align under the “A” windows above. (Watterson)  

Vote  
Carried 3-0  

Certificate #  
HDC2020-01-0480

V. OTHER BUSINESS

Approve Minutes  
December 17 & 19, 2019: Motion to Approve. (Oliver) Carried unanimously  

Amend Previously Approved  
December 10, 2019: Hold  

Review Minutes  
January 2 & 7, 2020  

Other Business  
- Mission Statement for Town Website vote  
- Certainteed 3-tab Nickel Gray  
- Discussion of time management  
- Discussion of SDL guidance in the OHD/SOHD  
- Application pictures  
- Roof plans: threshold  
- Plans: Scale of Elevations, Floor & Roof Plans  
- Application checklist: Differentiation between complex/simple; minimum standards  
- Application as Master Sheet  
- Discussion of Net Zero Stretch Code and impacts to HDC  
- Discussion and update of Sidewalk Work Group

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