



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 22, 2019

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: John Hedden, HDC Compliance Coordinator; Kadeem McCarthy, Administrative Specialist; Terry Norton, Town Minutes Taker
 Attending Members: Pohl, McLaughlin, Camp, Oliver, Welch
 Absent Members: Coombs, Watterson, Dutra
 Late Arrivals: None
 Early Departures: None

Agenda adopted by unanimous consent.

I. PUBLIC COMMENT

None

II. CONSENT

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Sea La Vie, LLC – 71774	42 Dukes Road	Rev. 67574: shed	56-249	NAG
2. Held, Kathleen – 71775	8 Ahab Drive	Window chng TDL to SDL	65-64	Seth Gottlieb
3. Klebe, Fam. Prtnship – 71776	39 Brewster Road	Shed	54-88	Self
4. 64 HFL, LLC – 71777	64 Hooper Farm Road	Rev. 71430: addition	67-321.1	Justin Quinn
5. Powers Landscaping – 71778	69 Surfside Road	Rev. 63572: relocate shed	67-230	Linda Williams
6. Powers Landscaping – 71779	69 Surfside Road	New shed	67-230	Linda Williams
7. Scarlett, Marita – 71780	17A Helen's Drive	Fenestration changes	66-47.1	Linda Williams
Voting	Pohl, McLaughlin, Camp, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	McLaughlin – Asked what Item 7, Fenestration Changes means. The scope of work should be more descriptive. Staff – Moving some windows in the back.			
Motion	Motion to Approve. (Oliver)			
Vote	Carried 4-0//McLaughlin abstain	Certificate #	71774 to 71780	

Motion to hear items in order of those who are here accepted by unanimous consent.

III. OLD BUSINESS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Hendricks, John	1 Jefferson Lane	Hardscape: Spa et al.	55.4.1-74.1	Atlantic Lndscp
Voting	Camp (acting chair), McLaughlin, Oliver				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, photos, and advisory board comments.				
Representing	Henry Puza , Atlantic Landscaping Inc. – Reviewed changes made per previous concerns; spa is at grade.				
Public	Ray Pohl – The picket fence should be a standard Type II fence. Approval should have the visibility caveat.				
Concerns (4:35)	Oliver – In general, appreciates the move. Feels this is overdone for the size of the lot; every bit of the lot has something on it. She would like there to be more green space. Suggested moving the spa and arbor vitae back so the arbor vitae aren't on the road. Would like some green on the west side of the house at least back to the air-conditioning units (A/C). McLaughlin – The amount of fence makes this look like a compound within the old historic district (OHD). There are no drawings of the types of fences. Camp – She's concerned about visibility from the street if something happens to the vegetative screen; asked for a double-layer of vegetation or move the gate forward. Agrees with Ms. Oliver about there being more greenery.				
Motion	Motion to Approve through staff with the west side of the house to have the gravel to start at the A/C with plants forward to the street; arbor vitae to be aligned with the edge of the house and to tie in with the secondary dwelling and the gate moved forward across from the steps; specify the cedar fence is a Type II capped picket; and the spa not to be visible at time of the inspection and thereafter. (Oliver)				
Vote	Carried 3-0		Certificate #	71781	
2.	Bass, Shannon	34 Western Avenue	Rev. 69990: add Firepit	87-82	Ahern, LLC
Voting	Pohl, McLaughlin, Camp, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Miroslava Ahern , Ahern LLC – Presented project; the A/C should come off this and be applied for by the architect.				
Public	None				
Concerns (4:52)	McLaughlin – The drawings should be ¼-inch scale. Oliver – The approved version didn't have pavers along the left side all the way back. The A/C is right on the street. Camp – Would like the bluestone pavers to be smaller and/or farther apart. She'd like a more naturalistic border that fits with the area. Pohl – The A/C will come off this application.				
Motion	Motion to Approve the firepit only as positioned on the new plan but with the previously approved hardscaping and with a ¼-inch scale of the back terrace showing the firepit. (Welch)				
Vote	Carried unanimously		Certificate #	71782	
3.	Turner, Michelle Trust	1 Washington Avenue	Rev. 71005: rotate shed	60.2.4-81	Brook Meerbergen
Voting	Pohl, McLaughlin, Camp, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.				
Representing	Brook Meerbergen – Presented project: previously approved in this location; it's just rotating.				
Public	None				
Concerns (5:04)	Pohl – Read MAB comments: location & shed not appropriate. He thinks this will be less visible. Welch – Asked if screening is proposed to hide the shed. (No.) Clarified the shed's positioning in regards to the setback. The garage doors will face Baltimore Street and they will be highly visible and are overly ornate; should be board and batten or something similarly simple with no glass. Camp – Asked if the shed could be moved to the back of the shell drive and look to be part of that. McLaughlin – The gable-end "A" window should be fixed.				
Motion	Motion to Approve through staff with the garage doors to be board and batten or framed without glass, and the "A" windows to be fixed. (Welch)				
Vote	Carried unanimously		Certificate #	71783	

4.	Roos, Geraldine	56R Madequecham Valley Rd	Fenestration revisions	88-65	JB Studios
Voting	Pohl, McLaughlin				
Alternates	None				
Recused	None				
Documentation	None				
Representing	Juraj Bencat , JB Studios – Asked this be held until he asks it be put on the agenda.				
Public	None				
Concerns (5:19)	No quorum.				
Motion	No action due to lack of a quorum.				
Vote	N/A		Certificate #		
5.	Charron, Paul	48 Walsh Street	New dwelling	29-101	Robert Newman
Voting	Pohl, Camp, Oliver				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, surveyor's flood-level report, and advisory board comments.				
Representing	Robert Newman , Sandcastle Construction Inc. – The upcoming flood code requirements will put the first floor at elevation 10. Reviewed changes made per previous concerns. Site curb is at elevation 3.				
Public	None				
Concerns (5:20)	<p>Pohl – The BFE (base flood elevation) is being shown at the level of the finished first floor; looking at the north elevation, the finished floor is at elevation 8 and the BFE is at elevation 7.</p> <p>Camp – The roof walk should be eliminated; it makes this structure too tall. The connector to the secondary structure adds to maxing out the property; everything should be brought down and perhaps eliminate the connector; it doesn't seem appropriate. The 3rd-floor dormer adds to the verticality of the structure. The eave of the 2nd-floor, flush dormer is higher than the main gable.</p> <p>Oliver – Agrees the roof walk should not be there. There is so much going on: lattice, railing, shingled railing, roof walk. This is so much building for this site. Anything that can simplify it would help. The roof walk shouldn't sit on the dormer; the north elevation dormer should be below the roof walk. Uninhabited garages and storage shed are exempt from the flood code; those could be brought down to ground level.</p> <p>Pohl – Very vertical, very massive, and the large 3rd-floor dormer with a roof walk add to that. The Bracken survey is dated 2014; we will need a revised survey plan with the current flood plain, etc; also the BFE is one foot below the finished 1st-floor.</p>				
Motion	Motion to Hold for revisions and updated survey plan. (Camp)				
Vote	Carried 3-0		Certificate #		
6.	Charron, Paul	48 Walsh Street	Shed	29-101	Robert Newman
Voting	Pohl, Camp, Oliver				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.				
Representing	Robert Newman , Sandcastle Construction Inc. – Reviewed changes made per previous concerns.				
Public	None				
Concerns (5:46)	Pohl – We made some comments about the shed in the discussion on the house.				
Motion	Motion to Hold to track. (Oliver)				
Vote	Carried 3-0		Certificate #		
7.	Doble-Check, Jennifer	1 Stone Post Way	Addition: wndw, porch, & door	74-82	Topham Design
Voting	Pohl, McLaughlin, Camp, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Joe Topham , Topham Design – Presented project.				
Public	None				
Concerns (5:47)	<p>Oliver – Okay with the filled-in porch with posts; doesn't like the natural-to-weather, vertical board; suggested panels instead under the windows where the porch rail would have been.</p> <p>Camp – Prefers regular shingles.</p> <p>Welch – Agrees with Ms. Oliver.</p> <p>McLaughlin – No comments.</p> <p>Pohl – He envisions the panels as white; he can't see white panels with natural-to-weather trim. It's safe to shingle and keep the trim natural to weather.</p>				
Motion	Motion to Approve through staff with the vertical board to be shingles. (Oliver)				
Vote	Carried 5-0		Certificate #		71784

8.	Cannonbury Lane Partners	2 Westerwick Drive	New dwelling	73-31	Workshop/APD
Voting	McLaughlin, Camp (acting chair), Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Andrew Kotchen , Workshop APD – Reviewed changes made per previous concerns. Michael Luft-Weissberg, Workshop APD				
Public	None				
Concerns (5:57)	McLaughlin – The Dutch door is atypical to Nantucket; it should be a 6-panel door. Oliver – No concerns. Welch – The casings look to be 1.5 or 2 inches. No concerns. Camp – The chimney still looks heavy on the north elevation.				
Motion	Motion to Approve as submitted. (Oliver)				
Vote	Carried 4-0		Certificate #	71785	

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.	Cannonbury Ln. Partnrs	42 Cannonbury Lane	Garage	73-29	Workshop APD
Voting	Pohl, McLaughlin, Camp, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Andrew Kotchen , Workshop APD – Presented project. Michael Luft-Weissberg, Workshop APD				
Public	None				
Concerns (6:05)	Camp – She doesn't think she's seen grey sash with natural to weather trim. Natural trim isn't common in 'Sconset; it should all be painted grey. Welch – This has a rural 'Sconset character. Oliver – She doesn't remember ever approving putting in a dune. McLaughlin – No comments. Pohl – When the trim greys out, the difference between the sash and trim fades. If we approve or make comments on the garage, that doesn't imply we are approving landscape.				
Motion	Motion to Approve as submitted without the landscaping. (Welch)				
Vote	Carried unanimously		Certificate #	71786	
2.	Cannonbury Ln. Partnrs	42 Cannonbury Lane	Cabana	73-29	Workshop APD
Voting	Pohl, McLaughlin, Camp, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Andrew Kotchen , Workshop APD – Presented project. Michael Luft-Weissberg, Workshop APD				
Public	None				
Concerns (6:15)	Oliver – No concerns. The trellis is in the back. McLaughlin – The gable trellis are inappropriate; he believes it could be visible from Cannonbury. Welch – He doesn't think this will be visible. Pohl – That detail is at the back of the property and won't be visible from Cannonbury. Discussion about whether or not this will be visible.				
Motion	Motion to Approve with the stipulation that if the open rafters are visible from a public way, they have to be enclosed. (Camp)				
Vote	Carried 4-1//McLaughlin opposed		Certificate #	71787	
3.	Cannonbury Ln. Partnrs	42 Cannonbury Lane	Shed	73-29	Workshop APD
Voting	Pohl, McLaughlin, Camp, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Andrew Kotchen , Workshop APD – Presented project; asked for rafter tails to match the house. Michael Luft-Weissberg, Workshop APD				
Public	None				
Concerns (6:24)	No concerns with it having rafter tails.				
Motion	Motion to Approve through staff with the rafter tails. (Camp)				
Vote	Carried unanimously		Certificate #	71788	

4. 115 Washington St. LLC	115 Washington Street	Rev. 68535: windows	55.1.4-39	Workshop APD
Voting	Pohl, McLaughlin, Camp, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Andrew Kotchen , Workshop APD – Reviewed changes made per previous concerns. Michael Luft-Weissberg, Workshop APD			
Public	None			
Concerns (6:27)	No concerns.			
Motion	Motion to Approve. (McLaughlin)			
Vote	Carried 4-0//Oliver abstain	Certificate #	71789	
5. 205 EP Trust	205 Eel Point Road	Rev. 69278: cabana	38-31	Workshop APD
Voting	Pohl, McLaughlin, Camp, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Andrew Kotchen , Workshop APD – Reviewed changes made per previous concerns; the chimney is already gone and the French door is in. Expressed frustration because now they have to remove the French door unit. Michael Luft-Weissberg, Workshop APD			
Public	Terry Norton , 26 North Cambridge Street – Addressed the visibility of this compound from the water.			
Concerns (6:29)	Oliver – There is still too much fenestration. Camp – This is visible from the beach and agrees there is too much fenestration. The chimney added character to this building. Welch – Ask for confirmation that the north elevation faces the primary structure; applicant confirmed. The north elevation is fine; south elevation benefits from keeping the chimney form, would view to see if the chimney needs to be there in the context of the whole. The chimney, although beneficial, isn't a requirement for him at this point. He would like to view this. McLaughlin – This is well over the 50% guidelines for fenestration. Suggested deleting the two added windows to meet the guidelines.			
Motion	Motion to Approve through staff without the center door on the south elevation. (McLaughlin)			
Vote	Carried 4-1//Welch opposed.	Certificate #		
Motion	Motion to Reconsider the motion to approve in order to have further discussion. (McLaughlin)			
Vote	Carried unanimously	Certificate #		
Motion	Motion to View and have the applicant get the Town Counsel ruling on what constitutes a publicly travelled way. (McLaughlin)			
Vote	Carried unanimously	Certificate #		

V. OTHER BUSINESS	
Approve Minutes	January 3 & 8, 2019: Motion to Approve. (Camp) Carried 4-0//Welch abstain
Review Minutes	January 10 & 15, 2019
Other Business	<ul style="list-style-type: none"> Discussion and update on the Vineyard Wind project. Welch – The Bureau of Ocean Energy Management (BOEM) meeting for the historical review, under Section 106 of the project, was cancelled due to the government shutdown; it was to discuss on-site and off-site mitigation for the adverse visual effects in areas of tourism, education, historic preservation, planning and restoration. Suggestions included: fund maintenance and upkeep of the existing mill and a redo of the Island-wide historical survey. If HDC comes out against the project or has concerns, we need a letter from the chair stipulating our concerns and what we'd like done about those concerns. The Town has issued a letter of concerns through the Select Board. Explained how mitigation may come into effect including a governance structure to review mitigation projects. There are a lot of variables to what the solution would be. Visibility depends on the type of turbine: height, length of blades, mass. What has been discussed in the relocation at the BOEM meeting is miniscule; they are talking about moving the first six turbines to the back. The historical impact review has to be rescheduled. BOEM has identified adverse impacts on a National Historic Site (Nantucket) and requested the mitigation. He would like to identify if there was an HDC letter regarding the Cape Wind turbine project that may be used as a template. Oliver – Noted she has a separate group working with a different law firm going at this from the environmental angle. Today was the deadline for comments on the environmental study. If Vineyard Wind goes through without opposition, the other four projects will follow and that totals 600 or more turbines within sight of Nantucket. Vineyard Wind has the lot closest to and the lot farthest away from Nantucket. Pohl – Asked this be put on the organizational meeting agenda to come to a consensus.
	<ul style="list-style-type: none"> Discussion of AZAK trim and enforcement.

	<p>Staff – He sent out emails to vendors stating that materials used have to be approved through the HDC and heard only from Island Lumber. He and Ms. Oliver met with Island Lumber and talked about the use of AZAK trim. They informed us they do not sell it.</p> <p>Oliver – She has a client that said AZAK is being promoted as useable and Nantucket. This should be discussed at our organizational meeting.</p> <p>Welch – It isn't prohibited, the application has to state it will be used so that HDC can approve or disapprove its use. We need to address this to those vendors who are presenting these as HDC-approved alternative materials.</p> <p>Pohl – There are several products: AZAK, a fly ash product, and specially treated pine. The bottom line for him is that you can't tell the difference from cedar. They all have limitations. We should consider alternative products to red cedar. Red cedar is so expensive people are going with pine, which is inexpensive but rots quickly. We have to review products as they come out.</p> <p>Camp – Asked if we can consider ecological impacts such as when a building is demolished, what happens to the material.</p> <p>McLaughlin – At the end of Low Beach Road, half-way through construction of a home, word came back that a contractor wasn't using wood. HDC made them replace it with wood.</p>
	<ul style="list-style-type: none"> • Discussion of upcoming organizational meeting. <p>Staff – Scheduled for Thursday, February 7. Asked that any topics commissioners want to discuss be submitted to Staff to put on the agenda. If you want Town Counsel to be present, you have to request him.</p>
<p>Commission Comments</p>	<ul style="list-style-type: none"> • McLaughlin – About the travelled way, the guidelines mentions visibility from a public park and public waterway. • McLaughlin – Wants to have a discussion on when the HDC Organizational Focus Committee meeting will start meeting again. • Welch – Thinks it is premature to discuss that. • Camp – Asked if anyone had gone see 44 Orange Street. • Pohl – Suggested discussing this at the Organizational Meeting. If we have questions, we can ask Town Counsel. <p>Discussion about the procedure for addressing Demolition by Neglect.</p>

List of additional documents used at the meeting:

1. *Building with Nantucket in Mind*

Adjourned at 7:40 p.m. by unanimous consent

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board