



HISTORIC DISTRICT COMMISSION REGULAR MEETING

2 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

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

~~ MINUTES ~~

Tuesday, February 1, 2022

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

Called to order at 5:00 pm. and announcements by Mr. Pohl

Staff in attendance: Holly Backus, Preservation Planner; Esmeralda Martinez, PLUS Administrative Assistant; Terry Norton, Town Minutes Taker
Attending Members: Pohl, Camp, McLaughlin, Coombs, Oliver, Welch, Dutra, Thornewill
Absent Members: None
Late Arrivals: Welch and Dutra, 5:07 pm; McLaughlin, 5:29 pm
Early Departures: Welch, Dutra, and Oliver

Adoption of Agenda.

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

Roll-call vote Carried //Oliver, Camp, Thornewill, Coombs, and Pohl-aye

I. PUBLIC COMMENT

None

II. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Isaiah Truyman	117 Orange Street	Wall sign	55/377	Self
2.	Erin Lindsay 01-5615	5 Old South Rd	Wall sign	55/184	Sign Here
Voting	Pohl, Camp, Coombs, Oliver, Thornewill				
Alternates	Welch, Dutra				
Recused	None				
Documentation	Sign design plans, site plan, photos, and advisory comments.				
Representing	None				
Sign Advisory	None				
Concerns (5:08)	Martinez – Items 1& 2 held for revisions.				
Motion	Motion to Hold for revisions. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, Camp, Thornewill, Coombs, and Pohl-aye			Certificate #	
3.	Michelle Birmingham 01-5611	15 Teasdale Circle	Wall sign	69/69	Sign Here
4.	Michelle Birmingham 01-5613	15 Teasdale Circle	Wall sign	69/69	Sign Here
Voting	Pohl, Camp, Coombs, Oliver, Thornewill				
Alternates	Welch, Dutra				
Recused	None				
Documentation	Sign design plans, site plan, photos, and advisory comments.				
Representing	None				
Sign Advisory	None				
Concerns (5:08)	Martinez – Items 3 & 4 are approvable.				
Motion	Motion to Approve. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, Camp, Thornewill, Coombs, and Pohl-aye			Certificate #	HDC2022-01-(as noted)
5.	Allan Bell 01-5630	122 Pleasant Street	Wall sign	55/160	Sign Here
6.	Jason Weisman 01-5627	117 Pleasant Street	Wall sign	55/267.6	Sign Here
7.	Jason Weisman 01-5628	117 Pleasant Street	Wall sign	55/267.6	Sign Here
Voting	Pohl, Camp, Coombs, Oliver, Thornewill				
Alternates	Welch, Dutra				
Recused	None				
Documentation	Sign design plans, site plan, photos, and advisory comments.				
Representing	None				
Sign Advisory	None				
Concerns (5:08)	Martinez – Items 5, 6, & 7 held for revisions.				
Motion	Motion to Hold for revisions. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, Camp, Thornewill, Coombs, and Pohl-aye			Certificate #	

8.	Al Souza 01-5629	56 Pleasant Street	Wall sign	56/342	Sign Here
Voting	Pohl, Camp, Coombs, Oliver, Thornewill				
Alternates	Welch, Dutra				
Recused	None				
Documentation	Sign design plans, site plan, photos, and advisory comments.				
Representing	None				
Sign Advisory	None				
Concerns (5:08)	Martinez – Items 8 is approvable.				
Motion	Motion to Approve. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, Camp, Thornewill, Coombs, and Pohl-aye			Certificate #	HDC2022-01-5629
9.	Philip Osley 01-5614	23 South Water Street	Projecting sign	42.4.2/73	Sign Here
Voting	Pohl, Camp, Coombs, Oliver, Thornewill				
Alternates	Welch, Dutra				
Recused	None				
Documentation	Sign design plans, site plan, photos, and advisory comments.				
Representing	None				
Sign Advisory	None				
Concerns (5:08)	Martinez – Items 9 held for revisions.				
Motion	Motion to Hold for revisions. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, Camp, Thornewill, Coombs, and Pohl-aye			Certificate #	

III. CONSENTS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Local Buoy, LLC 01-5563	39/41/43 Beach Grass	Retaining Wall	68/338	Local Buoy, LLC
2.	Thomas Sleeper 01-5530	8 Osprey Way	Move shed on site	82/401	Christopher Hall
3.	Nancy Mack 01-5543	4 Tautemo Way	Garage move on & add	83/28	Nancy Mack
4.	Nancy Mack 01-5544	4 Tautemo Way	Shed demo	83/28	Nancy Mack
5.	The Braes, LLC 01-5496	23 Baxter Road	Add outdoor shower	49.2.3/12	Botticelli + Pohl
6.	NIR Retail 01-5489	4 Harbor Square	Roof replacement	42.2.4/5	T & T Roofing
7.	James Pignato 01-5585	40 Appleton Road	Rev. +Deck, Swap Window	66/43	Gryphon Architect
8.	Stone Barn Homeowners 01-5602	5 Stone Barn Way	Re-roof	29/901	Steven Stockigt
9.	Ben Normand 01-5558	11.5 Grey Avenue	Front Door & Stoop	67/910	Normand Residential
10.	Guy Wisiniski 01-5582	13 Arkansas Avenue	Add Door & OD shower	59.4/158	NAG
11.	Samuel Aloisi 01-5595	19 Quaker Road	Rev: 05-3620	41/42	Thornewill
12.	Gary & Kim Creem 01-5528	4-8 Hydrangea Lane	New Shed	73/87-88	Val Oliver
13.	Christ Heather Helle 01-5580	32 Morey Lane	Add 1 Window in Rear	73.3.2/61.1	Win Freed
14.	Salty Dogz, LLC 01-5503	9 Tashama Lane	New frnt door & bench	55/471	LINK
Voting	Camp (acting chair), Coombs, Welch				
Alternates	None				
Recused	Pohl, Thornewill, Oliver				
Documentation	None				
Representing	None				
Public	None				
Concerns	No concerns.				
Motion	Motion to Approve. (Coombs)				
Roll-call Vote	Carried 3-0//Welch, Coombs, and Camp-aye			Certificate #	HDC2022-01-(as noted)

IV. CONSENTS WITH CONDITIONS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Maureen & Howard Blitman Tr 01-5581	54 Squam Road	Rev: Extend Deck	13/32	Seth Gottlieb
	Due to lack of visibility				
2.	Robert & Ann Stock Trust 01-5556	50 Squam Road	Rooftop Solar	13/31	Karen A. Cotuit Solar
	Due to lack of visibility				
3.	Svargaloka Nominee Tr 01-5564	5 Elbow Lane	Renew COA – No changes	73.2.4/43	McMullen & Ass.
	No changes to Renewal				
Voting	Pohl, Camp, Coombs, Oliver, Dutra				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns	No additional concerns.				
Motion	Motion to Approve through staff per noted conditions. (1-3). (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, Camp, Dutra, Coombs, and Pohl-aye			Certificate #	HDC2022-01-(as noted)

V. OLD BUSINESS 12/21/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	3 Beaver St, LLC 12-5316 (OB)	3A Beaver Street	Dormers, raise foundation	55.1.4/97	Polly Walldorf
Voting	Pohl, Camp, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Polly Walldorf, owner Linda Williams				
Public	None				
Concerns (5:14)	<p>Williams – Reviewed project and changes made per previous concerns; the French doors won't be visible. Most of the 3-bays in this area are raised out of the ground.</p> <p>Backus – Circa 1755: historic determination issued. Owner applying for historic tax credits through the Historical Commission. HSAB did not see these scans; they are excellent and should be the norm for the future. Should see any future hardscaping; keep all historic windows <i>in situ</i>. The dormer and French door might be visible from the back road. Read HSAB comments 1/10: Raising this building at all is not appropriate for a building of this age; it should remain very close to grade since here is no need to raise the building. The foundation can be repaired without substantially changing the existing relationship to grade. A proposed site plan is needed to show the proposed stoops and window wells. Proposed decks and stoops need to be shown on the floor plan. Full-size, double-hung, basement windows and egress window wells are not appropriate on the street elevation; they should be moved to the rear or eliminated. The proposed front door trim needs to be scaled appropriately and detailed better. East and west elevation labels are mixed up. West elevation side stairs should be straight and not turn. East elevation B windows are too large and panes out of scale. The attic window should not be larger than the existing ones below. Would prefer to see the rear French door changed to a 12 light or to a door and window. A window survey should be provided to accurately show the size of the existing windows and which ones will be restored or changed. It would be nice to see the large central chimney return and the electric meter boxed in. The accuracy of the dormer drawings seems questionable. HSAB would like to see revisions</p> <p>Camp – This is an old building. The chimney should be restored. Okay with adding the foundation as proposed; it's important to save this building. It would be nice for the front to have a fresh formality like the others.</p> <p>Coombs – The dormer is too heavy for this important house. The chimney should come back. She'd like to see an engineer's statement that this must be raised for flooding; it shouldn't be raised just for a basement. This is from a very simple era in Nantucket's history and should remain simple.</p> <p>Oliver – She appreciates this application. She has no issues with the dormer; it's in the rear and small. Agrees about wanting to see what the raised elevation needs to be and by an engineer.</p> <p>Thornewill – Agrees an engineer's report is a good idea. The rear dormer reads quite large; if the windows were set lower, the dormer could be pushed back. Raising it increases its visibility from Coon Street.</p> <p>Pohl – He agrees the dormer is small enough it won't affect the side profile; it would be good if it could be moved father back. We need an elevation certificate, which a surveyor could draft up. Agrees the front elevation would be enhanced by a slightly more detailed frontispiece around the front door.</p>				
Motion	Motion to Hold for more information on the elevation and revisions and to go back to HSAB. (Coombs)				
Roll-call Vote	Carried 5-0//Camp, Oliver, Thornewill, Coombs, and Pohl-aye			Certificate #	
2.	John Manera	4 Larabee Lane	New dwelling	55/102.7	Linda Williams
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Linda Williams				
Public	None				
Concerns (5:37)	<p>Williams – Asked to hold this for further information. Not opened at this time.</p>				
Motion	Motion to Hold for further information. (Coombs)				
Roll-call Vote	Carried 5-0//Camp, Oliver, Thornewill, Coombs, and Pohl-aye			Certificate #	

VI. NEW BUSINESS 01/04/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. 66 Easton, LLC 12-5417	66 Easton Street	Fence	42.4.1/62	Toni Yacobian
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Dutra, Thornewill			
Recused	None			
Documentation	Landscape design plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Antoinette Yacobian			
Public	None			
Concerns (5:39)	<p>Yacobian – Presented project; all fencing is interior to the existing privet, which she hopes to groom back to health.</p> <p>Backus – HDC survey has this circa 1920 while National Historic Landmarks (NHL) data says 1940. Read HSAB comments 1/10: This is a very prominent location; during the winter the privet leaves will disappear, and the ivy fence behind will be very visible, looking very unusual and contemporary, especially at that scale. Recommend sticking with the traditional privet hedge.</p> <p>Coombs – She does not want a free-standing wire fence on this in the old historic district (OHD). She'd be okay with a picket fence.</p> <p>Camp – This is a visible corner and would prefer traditional privet wrapping the property; they can put the wire fence inside if they wish.</p> <p>Oliver – Not sure how she feels about the ivy fence, but any fence inside the privet won't be visible.</p> <p>McLaughlin – Calling it a fence is a stretch, but the wire won't be visible.</p> <p>Pohl – The existing privet will stay but is sparse; behind that, their proposed fencing is fine. There are a couple of ivy fences in the OHD and they look great; you can't see the wire, just the ivy.</p>			
Motion	Motion to Approve as submitted with the ivy fence inside existing privet. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye	Certificate #	HDC2021-12-5417	
2. Courtney Arnot 10-4882	8 New Street	Fence	55.4.1/35	Courtney Arnot
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Dutra, Thornewill			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Elton MacIntyre, for Ms. Arnot			
Public	None			
Concerns (5:53)	<p>MacIntyre – Presented project.</p> <p>Backus – This is associated with a circa 1835 house; the picket should be white to match the fence on the other side. Read HSAB comments 1/10: Asked if this a like-kind repair; need more info. Should be natural to weather.</p> <p>McLaughlin – According to what he sees existing, the fencing as proposed is approvable.</p> <p>Oliver – Confirmed that the proposed picket fence would be 4' tall.</p> <p>Coombs – The whole fence should be natural to weather, and it should drop to 3.5'.</p> <p>Camp – Agrees it should be white Type II picket at 3.5' going back 8 feet.</p>			
Motion	Motion to Approve through staff with a white Type II picket going back 8' to the 5&1 to natural to weather. (Camp)			
Roll-call Vote	Carried 5-0//Oliver, Coombs, McLaughlin, Camp, and Pohl-aye	Certificate #	HDC2021-10-4882	

VII. OLD BUSINESS 01/11/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Faith Breen 11-5147	19 Broadway – 'Sconset	Roof replacement	73.1.3/111	Steven Stockigt
Voting	Camp (acting chair), Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Steven Stockigt			
Public	None			
Concerns (6:07)	<p>Stockigt – Reviewed the shingle samples on the roof; architectural shingles have the higher wind rating.</p> <p>Backus – SAB didn't review the samples; they feel architectural shingles are not appropriate within the 'Sconset OHD. This is a circa 1750 individually significant structure.</p> <p>Oliver – The Moray black 3-tab is the best; there numerous roof lines and bumps.</p> <p>Coombs – She too likes the Moray black 3-tab.</p> <p>Thornewill – Agrees it should be 3-tab; she would prefer lighter than Moray black but okay with it.</p> <p>Camp – She'd prefer a lighter color.</p>			
Motion	Motion to Approve through staff with 3-tab Moray black. (Coombs)			
Roll-call Vote	Carried 3-1//Oliver, Thornewill, Coombs-aye; Camp-nay	Certificate #	HDC2021-11-5147	

2. Prickly Pear 11-5155	17 Broadway – ‘Sconset	As-built storage containers	73.1.3/112	Val Oliver
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Val Oliver, Val Oliver Design			
Public	Carter Strong, 18 Broadway Peter Krogh, 16 Broadway Janet Ballou, Front Street			
Concerns (6:15)	<p>Oliver – Reviewed information as requested; all storage bins are within the property line; the original bins were approved by HDC in 1992. The outdoor shower is being removed from consideration.</p> <p>Backus – This is a circa 1791, “Nonantum”. Removal was suggested by the HDC. Abutter comments: the as-built containers are significant; the ways are considered historic, and encroachment is happening everywhere; outdoor shower is right on Broadway. If the additional ones are allowed, they should remain natural to weather.</p> <p>Read SAB comments 1/18: Scale is unprecedented and encroach within the way.</p> <p>Strong – The tall units were for storing umbrellas. He is skeptical that the builder did this without the knowledge of the owner. His biggest concern was the shower almost on Broadway; appreciates that it’s been eliminated.</p> <p>Krogh – The shower in the public way is inappropriate and the owner realized that.</p> <p>Ballou – This is building out every inch of a property; she’s concerned how that will affect the historic setting of ‘Sconset. If this is allowed, it will set a precedent. These small rights of way are being intruded upon and compromised.</p> <p>McLaughlin – Part of this didn’t have a permit. Recommends painting the boxes white to match the house.</p> <p>Coombs – They should be allowed the natural-to-weather trash bins under the window and the rest should be eliminated. If we pass this, it will become a precedent.</p> <p>Camp – Agrees that the shower in the little public way is egregious. They should go back to the 2 originally approved storage boxes and they should be natural to weather.</p> <p>Thornewill – Agrees it should be the original containers natural to weather.</p> <p>Pohl – The top photos were taken when the wood was right out of the lumber yard, so it looks yellow. The bottom images indicate weathering, asked if that was photoshopped (yes). The lattice on the house next door is the color these will become. As a <i>quid pro quo</i>, he was okay allowing the lowest of the boxes to stay.</p>			
Motion	Motion to Approve through staff the original 2 items and meter box cover to be natural to weather and the rest to be eliminated. (Coombs)			
Roll-call Vote	Carried 4-1//Thornewill, Camp, Coombs, and Pohl-aye; McLaughlin-nay	Certificate #	HDC2021-11-5155	
3. Anne M Rose 10-4998	62 Boulevard	New dwelling	79/211	Botticelli + Pohl
Voting	Camp (acting chair), Coombs, Oliver, Thornewill			
Alternates	None			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Lisa Botticelli, Botticelli & Pohl			
Public	None			
Concerns (6:43)	<p>Botticelli – Reviewed changes made per previous concerns.</p> <p>Coombs – It looks great. Her only concern is the mulled windows, but they won’t be visible.</p> <p>Oliver – She’s okay with it.</p> <p>Thornewill – No concerns.</p> <p>Camp – It’s large but they did a good job.</p>			
Motion	Motion to Approve as submitted. (Coombs)			
Roll-call Vote	Carried 4-0// Coombs, Oliver, Thornewill, and Camp-aye	Certificate #	HDC2021-10-4998	

4.	32 Hulbert Ave Trust 11-5220	32 Hulbert Avenue	New Dwelling	29/72	Botticelli + Pohl
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, photos, historical documents, advisory comments, and “Resilient Nantucket”.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (6:47)	<p>Botticelli – Reviewed changes made per previous concerns; the lot was subdivided, and this sits close to the rear line.</p> <p>Backus – Read HSAB comments 1/18: This house is still too close to Hulbert and Willard Streets; most other houses are further back. The ones that are this close have front porches and one-story roof lines that mitigate the closeness to the street. This house has a 30'-tall gable sitting 14 feet from the property line; unless the gable is lowered or changed to a one-story element, the house should move further back. It is also considerably wider than most houses on that side of Hulbert Avenue; it is nearly lot line to lot line and presents too broad a face to the street; it can be reduced in length. The combination of height (32.5 ft), width, and proximity to street make this feel too imposing. Moving the building out of the Elevation 9 flood zone could allow the height to drop a couple feet. It would also put it at a more comfortable distance from Hulbert Avenue. The original 6-over-6 windows are more suited to this neighborhood. The 2nd-floor, double French doors facing Hulbert have too much contiguous glass and should change to a single door with windows. The 2nd-floor deck off the Great Room overwhelms the roof and should be reduced in width and depth. Shifting the south projecting wing to the east side away from Willard Street would reduce the amount of building on that corner. The front door facing Hulbert is not a typical front door and the sidelights are unusual. The chimney exiting the shed dormer is awkward and inappropriate. HSAB would like to review further revisions.</p> <p>The gambrel is an appropriate style for this location; this new infill should comply with Chapter 11 “Resilient Nantucket.”</p> <p>McLaughlin – North elevation, the front door should be revised to have less glass.</p> <p>Coombs – The building should be moved back, and the height reduced. There’s enough room for 1-story additive massing. It goes line to line; width should be reduced. West elevation, Move the chimney out of the dormer. HDC is not required to comply with zoning; we can limit the height.</p> <p>Oliver – Appreciate the changes; agrees about pushing it back. Suggested turning 90 degrees.</p> <p>Thornewill – She was also thinking about turning the left side to the street. Okay with the doors and windows.</p> <p>Camp – She agrees this is too much building on Hulbert, and it should be pushed back. It has some shingle-style to it and could have more of that; suggested wrapping the porch around the corner. Agrees the east-west dimensions could be reduced. North elevation, the 2nd-floor fenestration reads too heavy and should be lightened; the porch columns look too narrow; reduce the number of French doors on the 2nd floor. The 1st-floor plate height looks tall.</p>				
Motion	Motion to Hold for revisions and to go back to HSAB. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Thornewill, Coombs, and Camp-aye			Certificate #	

5.	Harborside Partners 11-5242	5 York Street	Rev. fenest & pergola	55.1.4/162	Gryphon Architects
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Linda Williams for Ethan Griffin				
Public	None				
Concerns (8:13)	<p>(7:07) Motion to Hold for representation. (Coombs)</p> <p>Williams – Reviewed changes made per previous concerns.</p> <p>Backus – Read HSAB comments 1/18: It’s not clear what is being applied for. Street view shows an existing 12-light with kick panel door already in place.</p> <p>The is circa 1796 contributing, built for Benjamin Folger. The comment about the pergola being inappropriate is now moot. The main concern was the French door facing York Street.</p> <p>Camp – She liked the pergola because it hid the French door. She has no concerns.</p> <p>Coombs – Likes the changes. A lot of people don’t realize how old this house is. There is a bush in front of the French doors.</p> <p>Oliver – Appreciates the changes; no concerns.</p> <p>McLaughlin – No concerns.</p>				
Motion	Motion to Approve. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye			Certificate #	HDC2021-11-5242

6.	33 North Mill St, LLC	7 North Mill Street	New Shed	55.4.4/77	Sophie Metz
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments, and Building with Nantucket in Mind (BWNIM)				
Representing	Sophie Metz				
Public	Joan Taylor, 16 Mill Street Anne Dewez, 5 Mill Street Pat Beilman, 17 Mill Street Ann Lingeman-Davis, 16 Mill Street				
Concerns (7:09)	<p>Metz – Reviewed changes made per previous concerns.</p> <p>Backus – Read HSAB comments on siting 1/18: Before studying the details of the individual structures, the siting of each building should be resolved. The location of the garage is still problematic. A garage should never be placed in front of the main dwelling in the OHD. It should be behind the house or in a location that doesn't block the view of the main house from the road. Instead, it is prominently in front and blocking the view of the front of the house. The siting of all of the structures should be rearranged to avoid this. Ideally the garage would be placed where the shed is proposed. A small shed could be attached to the side of the garage for storage purposes. The site plans accompanying the shed and garage applications show how much reshaping of the natural slope of the hill is being proposed. Historically this would not have been done so drastically. They simply didn't have the equipment to do the work in those days. More effort should be made to work with the existing contours and keep the natural shape of the hill as much as possible rather than proposing an unnatural flat plateau with a steep slope projecting out toward Mill Street. This much re-grading of the site will inevitably result in all of the mature trees on the hilltop to be removed. To properly review the impact of these structures, height poles should be placed to show the corners of each. This used to be a regular request by the HDC. Surely this project justifies the use of this effective tool.</p> <p>Read HSAB comments on the structure 1/18: This may be called a shed, but it is obviously a small garage. Having 2 garages on this property is not appropriate. HSAB would like to review further revisions.</p> <p>Read into the record, Nantucket Islands Land Bank letter of concerns dated Tuesday, February 1, 2022 6:46 pm.</p> <p>Taylor – This lot is larger than most, oddly shaped, and covered with trees; it abuts open spaces; and has a deed restriction. Reviewed an aerial of the lot and surrounds. She shares many concerns expressed by HSAB and HDC. North side of the hill, 4' of grade is being added with a drop for 47 to 41; it will require retainage and removal of trees 25' and taller, which are a visual buffer and mitigate erosion and drainage. HDC needs to take a large look at the manipulation of the land. Also, wants to know which trees will be removed and which will remain.</p> <p>Dewez – She wants it clear that the neighborhood group is behind getting this right. Cited BWNIM regarding grade change; 7 North Mill is new construction and is carving out hillside to create a plateau. Asked that the Land Bank letter be read into the record.</p> <p>Beilman – Read a statement of concerns into the record; major concerns include over manipulation of the grade, siting of structures, overly formal hardscaping, and removal of mature trees.</p> <p>Lingeman-Davis – Suggested 3 steps to alleviate impact: move the garage southwest out of the view shed; preserve the contours of the natural hillside; and identify and preserve the "most majestic" trees on the hillside.</p> <p>Pohl – He doesn't see any proposed retainage but that they are berming. Went to the hardscaping.</p>				
Motion	Motion to Hold to track with hardscaping. (Coombs)				
Roll-call Vote	Carried 4-0//Thornewill, Camp, Coombs, and Pohl-aye;			Certificate #	
	McLaughlin abstain				

7.	33 North Mill St, LLC	7 North Mill Street	New Garage/Studio	55.4.4/77	Sophie Metz
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Sophie Metz				
Public	None				
Concerns (5:25)	Not opened at this time.				
Motion	Motion to Hold to track with hardscaping. (Coombs)				
Roll-call Vote	Carried 4-0//Thornewill, Camp, Coombs, and Pohl-aye;			Certificate #	
	McLaughlin abstain				

8.	33 North Mill St., LLC 11-5126	7 North Mill Street	Hardscape	55.4.4/77	Atlantic Landscaping
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Voting Pohl, Camp, McLaughlin, Coombs, Thornewill

Alternates None

Recused None

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

Representing Sophie Metz

John Barzilian, for the owner.

Jay Hanley, owner

Public Joan Taylor, 16 Mill Street

Anne Dewez, 5 Mill Street

Pat Beilman, 17 Mill Street

Ann Lingeman-Davis, 16 Mill Street

Concerns (7:42)

Metz – Presented the hardscaping project; HDC had asked for fill to be used to hide the foundation.

Brazilian – This is the largest lot of the subdivision with the 2,000sf house. All the surrounding properties have cut and cleared land around them. This garage is more than 100' back from North Mill Street. Doesn't think the HDC has any purview over the trees.

Hanley – He fell in love the trees on this lot; that's why he bought it. Henry Mueller told him the trees weren't there in the 1970 and 1980s while he was growing up. He's happy to eliminate the tiered lawn and keep it a natural hill. He's okay with removing the shed. He's happy to work with the Land Bank to determine plants to be used.

Backus – Appreciates removal of the bocce court, patio and steps.

Read HSAB hardscape comments 1/10: This should be viewed along with the proposed revisions to the garage and shed. The plan does not show which trees are being removed and which are staying. This plan should show the existing contours relative to the proposed. That will clearly illustrate how much this hill is being manipulated to create a huge level plateau for all 3 buildings. In particular the north side of the new plateau is being raised 4 feet above existing and will have a very unnatural steep slope facing Mill Street. It is inevitable that all of the existing trees will need to be removed in order to level the property as proposed. The following were previously listed as a concern and still are: Overly manipulating the existing contours of the hill to create a large flat area for all 3 structures. The existing slopes should remain as much as possible. Terracing the north slope for unusual pocket lawns connected by granite steps. The natural slope should remain. Surrounding the entire property with privet hedge is too formal. Screening should be provided with intermittent, clustered, natural looking plantings. Carving into the hill for a stone wall retained driveway is too formal and very inappropriate for the OHD. The stone walls could be eliminated by keeping the driveway close to the existing slope and providing small berms if needed. The parking area should not be in front of the house. Keep it to the side close to the garage. The stone walls to the north and south of the house should be eliminated and allow the grade to slope naturally. Very little has changed from the original proposal. This design is still much too formal and changes the shape of the hill too drastically. This should be reconsidered with a new concept that respects the natural shape of the hill and the rural quality of the area adjacent to the Pony Field. HSAB would like to see further revisions and an outdoor lighting plan.

For public comments, see Item 6.

Pohl – The shed can come off the table; the garage can be moved and reduced in size; and the terracing down the hill could be eliminated and leave the hill natural. Asked to concentrate on layout site issue.

Camp – She's encouraged by the proposal to remove the shed and reduce and move the garage. She'd like the hillside down to Mill Street to remain natural.

Coombs – Wants to know what the species of trees are, and which ones will be cut; the trees have much to do with streetscape. Appreciates removal of the shed. The amount of material being added to create a plateau is something we have purview over. The hillside should be left natural with no tiered lawn and steps. Agrees with HSAB about the driveway.

Thornewill – She'd appreciate the garage moving to the west side; thinks the house could shift southwest as well. They are creating a steep drop across the north to the west; the landscape should be left natural. Any landscaping should be to the south.

McLaughlin – Passed on making comments.

Pohl – He is hopeful with Mr. Hanley's suggested changes. Right now, a level platform has been created; in the 1st application they worked with grade with the north side sticking out of the ground; we asked them to hide some of the foundation. They could add berming without creating this level platform, which will cause a steep decline going north. Any landscape plan that comes back should have cross sections showing existing and proposed grade. Regarding the trees, when you excavate for a building, you go out an additional 20' and all tree within that envelope will be lost. Any increased grade change will smother the tree by burying its root system under too much soil. If the grade to the north is kept as natural as possible, some trees will remain where they are; that will be more palatable to the neighbors. He appreciates the fact that they have offered up eliminating the shed and downsizing the garage.

Motion

Motion to Hold for revisions and cross sections and to go back to HSAB. (Coombs)

Roll-call Vote

Carried 4-0//Thornewill, Camp, Coombs, and Pohl-aye;

Certificate #

McLaughlin abstain

9. Genadi Prolopov 11-5187	80 Surfside Road	New dwelling	67/194	DTA
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Anton Dimov, DTA			
Public	None			
Concerns (8:20)	<p>Dimov – Reviewed changes made per previous concerns.</p> <p>Oliver – Appreciates the changes. Her major concerns are its proximity to Surfside Drive; if the screening is as shown on the plan, that will be somewhat mitigated. North elevation, the flush dormer has floating windows and needs something between the headcasings and frieze board; the dormer transom windows should be a little bigger.</p> <p>Camp – North elevation, the transom dormers have a heavy lid and look odd; the formerly proposed flush dormers were more appropriate but had too much space between the windows and eave; the 1st-floor windows should be better spaced across the wall. It should come into the property a little bit away from Surfside Drive.</p> <p>Coombs – The driveway as drawn is much too big; it should be more lawn. Agrees about moving it away from Surfside Drive.</p> <p>McLaughlin – No concerns.</p> <p>Pohl – North elevation, move the outer 1st-floor windows more to the sides. He preferred the flush dormer over the transom dormer on the north and south.</p> <p>Discussion about whether or not to move the structure away from Surfside Drive and if so how much.</p>			
Motion	Motion to Approve as submitted. (Coombs)			
Roll-call Vote	Carried 3-2//McLaughlin, Coombs, and Pohl-aye; Camp and Oliver-nay	Certificate #	HDC2021-11-5187	
10. Genadi Prolopov 12-5328	80 Surfside Road	Hardscape & pool	67/194	DTA
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Anton Dimov, DTA			
Public	None			
Concerns (8:41)	<p>Dimov – Presented project; pool 12X24 with auto cover; could minimize the parking; he doesn't like Leland Cyprus either.</p> <p>Coombs – Would like the parking area reduced in favor of more lawn. Asked about screening of the pool (buildings and privet).</p> <p>Camp – Keep the existing privet to screen the pool. Her concern is the row of Leland Cyprus along Surfside Drive; she would prefer a different tree. There needs to be more screening on the Surfside Road side of the pool. Not sure if shell is inappropriate here.</p> <p>Oliver – Agrees about not using Leland Cyprus; it's not natural and not Nantucket and on a major corner. No concerns about the pool or the shell drive; most people have gravel.</p> <p>McLaughlin – No concerns.</p>			
Motion	Motion to Approve through staff with the driveway to be gravel, staggered trees pulled in off the corner, and minimized the driveway. (McLaughlin)			
Roll-call Vote	Carried 5-0//Camp, Oliver, Coombs, McLaughlin, and Pohl-aye	Certificate #	HDC2021-12-5328	
11. Jonathan Jacoby 12-5435	3 Tautemo Way	New garage revision	83/22	EMDA
Voting	Actual sitting Board: Camp (acting chair), Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Ethan McMorrow, Ethan McMorrow Design Associates			
Public	None			
Concerns (5:25)	<p>(Mr. McLaughlin was not sitting on this; Ms. Thornewill was. The vote is not valid.)</p> <p>McMorrow – Reviewed changes per previous concerns.</p> <p>Oliver – You won't see this.</p> <p>No concerns due to lack of visibility.</p>			
Motion	Motion to Approve. (Coombs)			
Roll-call Vote	Carried invalid//Oliver, Coombs, McLaughlin, and Camp-aye	Certificate #		

Rest held for Thursday, February 3rd

12. Hoehn- Saric 10-4865	34 Easton Street	New dwelling	41.1.4/18	CWA
13. Tack3, LLC	26 Washington Street	Rev COA: Roofwalk, entry,	42.3.2/23	CWA
14. Tack3, LLC	26 Washington Street	Move off/demo	42.3.2/23	CWA

VIII. NEW BUSINESS 01/18/2021

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Rebecca Moesinger 01-5484	45 Surfside Road	Front steps& color change	67/14.4	Portia Moesinger

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2.	Thomas Sleeper 01-5529	8 Osprey Way	New dwelling	82/401	Christopher Hall
3.	Thomas Sleeper 01-5532	8 Osprey Way	New pool	82/401	Christopher Hall
4.	Thomas Sleeper 01-5531	8 Osprey Way	Cabana	82/401	Christopher Hall
5.	6 Lincoln St, LLC 12-5462	6 Lincoln Street	Addition 2 nd fl dormer	73.4.2/86	Val Oliver
6.	Vanessa Halper 12-5449	73 Burnell Street	New dwelling	49.3.2/1.2	Topham Designs
7.	Vanessa Halper 12-5448	73 Burnell Street	New pool	49.3.2/1.2	Topham Designs
8.	Eleven Lincoln Ave Trust	32 Jefferson Avenue	MH addition	30/132	Botticelli + Pohl
9.	Lot 27 N Mill, LLC 12-5466	Lot 27A (22 N. Mill)	Garden shed	55.4.4/80.3	Meerbergen Designs
10.	Lot 27 N Mill, LLC 12-5465	Lot 27A (22 N. Mill)	Garage	55.4.4/80.3	Meerbergen Designs
11.	Lot 27 N Mill, LLC 12-5457	Lot 27B (22 N. Mill)	Garden shed	55.4.4/80.3	Meerbergen Designs
12.	Arline Bartlett 12-5454	21 Pleasant Street	Fenestration & sm addition	55.4.1/1	LINK
13.	Richard Snowden 12-5455	11 Massachusetts Avenue	Fences	60/80	LINK
14.	20A Bishop Rise Inv.	20a Bishops Rise	New Dwelling	40/127	Linda Williams
15.	20A Bishop Rise Inv.	20a Bishops Rise	New garage	40/127	Linda Williams
16.	20A Bishop Rise Inv.	20a Bishops Rise	New pool	40/127	Linda Williams
17.	20B Bishop Rise Inv.	20b Bishops Rise	New Dwelling	40/127	Linda Williams
18.	20B Bishop Rise Inv.	20b Bishops Rise	New garage	40/127	Linda Williams
19.	20B Bishop Rise Inv.	20b Bishops Rise	New pool	40/127	Linda Williams
20.	8 Walsh LLC 12-5475	8 Walsh Street	Addition	42.4.1/83	Meerbergen Designs
21.	Nantucket Land Bank 01-5479	168 Hummock Pnd Rd	Gate	65/13.2	J. Kuszpa
22.	Rich Oneslager 01-5497	8 Cliff Road	L/k window replacement	42.4.4/23	Rick Johnston
23.	NIR Retail 01-5488	29 Commercial Wharf	Roof replacement	42.2.4/3	T & T Roofing
24.	Zero India St, LLC 01-5514	1 Cambridge Street	Rdc ftprnt/rf replace/fenst	42.3.1/130.2	Emeritus
25.	Jeremy Trotter 01-5513	4 Windsor Road	Rf mass/hght chng/add drmr	49/193	Emeritus
26.	Sheila & Carmine Giardini	7a Clifford Street	New dwelling	79/19	McMullen & Assoc.
27.	Sheila & Carmine Giardini	7a Clifford Street	New garage/studio	79/19	McMullen & Assoc.
28.	Sheila & Carmine Giardini	7a Clifford Street	New pool & hardscape	79/19	McMullen & Assoc.
29.	Sheila & Carmine Giardini	7a Clifford Street	New gazebo	79/19	McMullen & Assoc.
30.	Self J Douglas 01-5517	3 Martins Lane	New shtrs/2 new winws	42.3.2/133	LINK
31.	Ali & Zach Smith 12-5313	232 Madaket Road	New dwelling	59.4/120.1	JN Design
32.	Ali & Zach Smith 12-5315	232 Madaket Road	New garage	59.4/120.1	JN Design
33.	Amy Mignone 01-5547	10 Angola Street	Window/door replace& alt.	55.4.4/79	Val Oliver

IX. OLD BUSINESS 01/25/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Rich Peterson	30 Main Street Sconset	Relocate garage & addition	73.3.1/46	Concept Design
2.	Marshall & Holly Pagon 11-5250	28 & 32 Baxter Road	Pool house & pergola	49.23/29	Design Associates
3.	3 Beaver St, LLC 12-5316	3A Beaver Street	Dormers, raise foundation	55.1.4/97	Polly Walldorf
4.	LeSelect Properties 11-5144	1 Ash Street	Fenestration changes	42.4.2/85	Normand Residential
5.	Trogoh Nominee Trust 05-3640	26 Easy Street	Mixed Use- Retail & Resid	42.4.2/23	Emeritus
6.	Cindy Helfrich 12-5354	37 Fair Street	Roof & fenestration changes	42.3.2/121	Emeritus
7.	BC Sconset, LLC 07-4226	9 Hawks Circle	Hardscape	74/37.1	Ahern
8.	Brett Fodiman 12-5374	3 Tetawkimo Drive	New dwelling	53/41	CWA
9.	Brett Fodiman 10-4969	27 Cato Lane	New dwelling	55/118	CWA
10.	Brett Fodiman 10-	27 Cato Lane	Garage	55/118	CWA
11.	Theodorakos Vaios Trust	79 Pocomo Road	New dwelling	15/5	CWA
12.	Anthony Noto 11-5270	10 Lincoln Avenue	Addition & reno	30/184	Emeritus
13.	450 Green Park, LLC 11-5272	2 Stone Alley	Adtn, Alter, & Foundation	42.3.1/103	Emeritus

X. NEW BUSINESS 02/01/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Joseph Marchese 11-5158	8 Winn Street	Rev. 08-4861: pool	41/51.2	Waterscapes
2.	Glenn Lajeunesse 01-5553	4 Mioxes Way	New Cabana	65/87	Thornewill Designs
3.	34B Walsh St N.T. 01-5568	34B Walsh Street	Addition	29/104	Studio Ppark
4.	Peter Michalowski	34 Dukes Road	Rev. 72768: hardscape	56/187	Linda Williams
5.	BPC 4 Dolphin Ct., LLC	4 Dolphin Courth	Addition	42.4.1/65.2	Linda Williams
6.	BPC 8 N. Beach St., LLC	8 North Beach Street	Addition	42.4.1/65.1	Linda Williams
7.	S & R Island Dev.	26 Woodland Drive	Demo Dwelling	68/260	Linda Williams
8.	6 Grey Lady, LLC 01-5533	6 Grey Lady Lane	Shed/ Attached to House	66/703	Val Oliver
9.	Sam Nicholson 01-5534	22 Brewster Road	Addition	54/196.1	Val Oliver
10.	Steve Theroux 01-5536	25 Broadway	Storage/ Garbage Bins	73.1.3/108	NAG
11.	Steve & Kim Schaefer 01-5526	86 Cliff Road	Shed/ Fence	30/74.2	Robert Newman
12.	All Vines LLC 01-5537	9 Prospect Street	Roof Shingle Change	55.4.4/41	T & T Roofing
13.	Steve & Kim Schaefer 01-5525	86 Cliff Road	New Dwelling	30/74.2	Robert Newman
14.	The Sandbar 01-5527	4 Bathing Beach Road	Roof Overhang	29/1	Val Oliver
15.	36 Easton St. Corp. 01-5520	36 Easton Street	Move AC to West Rev	42.1.4/19	EMDA

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16. Paula McQuaid 01-5523	26 Pine Crest Lane	Rev. Rotate Shed	68/426	EMDA
17. B16ACK LLC 01-5524	8 Meadowview Drive	New Dwelling – Garage	56/147	EMDA
18. 71 N. Liberty Trust 01-5539	71 North Liberty Street	Hardscape	41/141.1	NAG
19. ACK86QR LLC 01-5541	86 Quidnet Road	Rev. fenst & b room	21/402	NAG
20. Kim & Pete Parent 01-5538	11 Skyline Drive	Add Cupola	79/136.1	Thornewill Designs
21. Searle Cheryl Maureen Tr 01-5547	10 Angola Street	Alterations	55.4.4/79	Val Oliver
22. Robert Veghte & Robin Rednor	2 Ann’s Lane	New Roof Walk	49/59.1	DTA
23. Adam Troso 01-5549	18 Chuck Hollow	Pool & Hardscape	72/26	Waterscapes
24. William Schultz 01-5550	23 Friendship Lane	Garage Demo/ Move Off	56/347	David Pekarcik
25. William Schultz 01-5551	23 Friendship Lane	Garage Move on Site	56/347	David Pekarcik
26. Glenn Lajeunesse 01-5553	4 Mioxes Way	Solar Roof Array	65/87	Ack Smart
27. Lyubenor Lyubomir 01-5552	7 Toombs Court	Solar Roof Array	68/153.1	Ack Smart
28. Vlatko Pesnacki 01-5557	10 Lewis Court	New Dwelling	67/155	Val Oliver
29. Hamling Deirdre Tr 01-5559	6 Lowell Place	Rev. 02-2951: addition	41/167	Joseph Topham
30. Anne Bazos 01-5583	1 Melville Court	Rev. perg/deck/shw&reloc.	82/98	Julie Jordin
31. King Fisher Realty Tr 01-5596	278 Polpis Road	Rev. COA: Rf Wlk & Fenes.	25/2	Gryphon Architect
32. Fine Luxury Homes 01-5601	10 Beaver St	Re-roof	55.1.4/80	Steven Stockigt
33. Jay Cohen 01-5599	24 Medouie Creek Road	Pool & Hardscape	20/2	Studio Landscape
34. Jay Cohen 01-5587	24 Medouie Creek Road	New Shed	20/2	Smith & Hutton
35. Jay Cohen 01-5570	24 Medouie Creek Road	Main House Alteration	20/2	Smith & Hutton
36. Lloyd Realty, LLC 01-5600	7 Heather Lane	New Dwelling	30/24.2	S. Metz
37. David Bernard 01-5584	70 Hummock Pond Road	Window & door replace	56/73	David Bernard
38. Karen & Tim DeMasi 01-5589	3 Gladlands Avenue	Fenestration	80/234	Emeritus
39. Jonathan Jacoby 01-5579	3 Tautemo Way	Pool/ Hardscape	83/22	Atlantic Landscaping
40. Darren Beylouni 01-5578	6 Sandwich Road	Pool/ Hardscape	54/233	Atlantic Landscaping
41. Hulbert Ack LLC 01-5565	2 Hulbert Avenue	Hardscape	42.1.4/21	Atlantic Landscaping
42. Nantucket 62 Walsh, LLC 01-5588	62 Walsh Street	Rev. 08-4379:	29/85 + 85.2	Botticelli + Pohl
43. Taco 1 LLC 01-5569	22 Bartlett Road (24 Bart)	New Dwelling	65/86	BPC
44. Ocean Dojo, LLC 01-5567	20 Bartlett Road (22 Bart)	New Dwelling	65/76	BPC
45. Hollis Webb 01-5586	30 Dukes Road	Demolition	56/189	Hollis Webb
46. Mike & Jackie Raso	82 Centre Street	Alteration	42.4.3/62	Mike & Jackie Raso

XI. OTHER BUSINESS

Approved Minutes	January 18 & 20, 2022
Motion	Motion to Approve as drafted. (Coombs)
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye
Review Minutes	January 25 & 27, 2022
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting: Thursday, February 3rd @ 1:00 pm. via ZOOM • Discussion of Advisory Board Review • Section 106 – Sunrise Wind Farm Project, intro • Discussion of additions and new dwellings added to the consent agenda • Review policy of Move/Demo hearings in relation to new dwellings • Hardscaping • Discussion of salvaging demolitions • Discussion of options for house moves
Commission Comments	None

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 9:00 pm. (Camp)**
 Roll-call vote Carried 5-0//Coombs, McLaughlin, Camp, and Pohl-aye

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

Sign Advisory Council