



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, February 25, 2020

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

Called to order at 4:32 p.m. and announcements by Ms. Coombs

Staff in attendance: Cathy Flynn, Land Use Specialist; Kadeem McCarthy, Administrative Specialist

Attending Members: Coombs, McLaughlin, Camp, Oliver, Watterson, Watterson

Absent Members: Pohl, Welch, Dutra

Late Arrivals: Camp, 4:37 p.m.; Watterson, 4:42 p.m.

Early Departures: Watterson, 8:05 p.m.; Camp, 8:10 p.m.

Agenda adopted by unanimous consent.

I. PUBLIC COMMENT

None

Motion to Skip to signs until enough commissioners are present. (Oliver) Carried 3-0

II. CONSENT

#	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map-Parcel</u>	<u>Agent</u>
1.	McGarvey, Chris 02-0653	82A Old South Road	Rev 69523; stairs	68-414	NAG
2.	LeCours, Robert 02-0710	46 Fair Street	Window	42.3.2-154	NAG
3.	Halik, Cliff 02-0671	46 Surfside Road	Roof change	67-120.3	Self
4.	Dewing, Tyler 02-0652	74 Milk Street	Fence/gate	56-6.1	Mark Lombardi
5.	Long, Laurel 02-0707	14 Equator Drive	Revise foundation	66-234	Concept Design
6.	REC 21 WP, LLC 02-0704	21 Washing Pond Road	Rev 11-0084; add porch	31-31	Botticelli & Pohl
7.	Trudel, John 02-0701	26 Pequot Street	Shed	81-128	Normand Residential
8.	Halliwell, John 02-0719	2 Webster Road	Garage	79-146	Thornewill Design
9.	Heyworth, Benton 02-0688	8 Pond Road	Demo/ move off shed	56-156	CWA
10.	Roe Trust 02-0708	12 Pocomo Road	Rev 11-0172; wind/roof	14-70	Gryphon Architect
11.	Young, Michael 02-0673	220 Eel Point Road	Dormer/win/door chgs	38-36	SMRD
12.	Kiss, Robert 02-0721	16 Creek Lane	Rev 72904; remove railing	38-100	BPC
13.	Gudonis, Lauren 02-0718	69 Hulbert Avenue	Roof color change	29-6	Phillip Patterson
14.	Egan Maritime Inst. 02-0725	3 Freedom Square	Window/doors	55-703.2	Emeritus
15.	Laundro ACK, LLC 02-0734	4 Hananbea Lane	Add pent roof	69-15	Emeritus
16.	SCPSEMPRE, LLC 02-0743	17 Woodland Drive	Porch	68-263	Brook Meerbergen
17.	Black, Michelle 02-0695	28 Eel Point Road	Cabana revisions	40-44	Emeritus
18.	Black, Michelle 02-0696	28 Eel Point Road	Garage revisions	40-44	Emeritus
19.	123 Madaket Rd N.T. 02-0727	123 Madaket Road	Shed	40-60	Mark Cutone Architect
20.	Schafer, John 02-0693	10A Miacomet Avenue	Garage door to windows	67-223.9	Stowe Mountain Bldrs
21.	McPoland, Patrick 02-0728	10B Mary Ann Drive	Garage door to French drs	68-442.2	BPC
22.	Old South, LP 02-0715	31 Old South Road	Fence Lot 17	68-3	Val Oliver
23.	Flegg, Stuart 02-0709	6 Exeter Street	New cottage	76.1.4-18	Val Oliver
24.	Old South, LP 02-0713	31 Old South Road	Fence Lot 16	68-3	Val Oliver
25.	Island Energy Serice 02-0712	11 Industry Way	Handicap ramp	69-295	Val Oliver
26.	Bayliss, Edward 02-0689	52 Eel Point Road	Fenestration changes	32-25	Emeritus
27.	Walker, Jon 02-0731	112 Wauwinet Road	Rev 01-0512; wind/doors	16-20	Permits Plus
28.	Hanog, Marco 02-0729	35 Burnell Street	Shed	73.4.1-55	Emeritus
29.	21 Crooked, LLC 02-0749	1 West Chester Street	Basement addition	41-486	Brook Meerbergen

Voting Coombs, McLaughlin, Camp, Oliver, Watterson
 Recused Oliver from Items 1-4 & 6-29; Watterson from Item 5.

Concerns (8:02) No concerns.

Motion **Motion to Approve Items 1-4 & 6-29. (Camp)**

Vote Carried 3-0//McLaughlin abstain, Oliver recused Certificate # **HDC2020-20-(as noted)**

Motion **Motion to Approve Item 5. (Camp)**

Vote Carried 3-0//McLaughlin abstain, Watterson recused Certificate # **HDC2020-02-0707**

III. CONSENT WITH CONDITIONS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map-Parcel</u>	<u>Agent</u>
1.	Trudel, John 02-0702	26 Pequot Street	Pool	81-128	Normand Residential
	<ul style="list-style-type: none"> Pool must not be visible at time of inspection and in perpetuity 				
2.	Brick Hollow, LLC 02-0738	11 Fawn Lane	Pool	68-997	Brook Meerbergen
	<ul style="list-style-type: none"> Pool must not be visible at time of inspection and in perpetuity 				
3.	Brunet, Christian 02-0733	4 Quidnet Road	Addition/alterations	20-79	Permits Plus
	<ul style="list-style-type: none"> Due to lack of visibility 				
4.	Brunet, Christian 02-0735	4 Quidnet Road	Pool House	20-79	Permits Plus
	<ul style="list-style-type: none"> Due to lack of visibility 				
5.	Reader, Chris 02-0685	41 Easton Street	Fence	42.4.1-20	Normand Residential
	<ul style="list-style-type: none"> Fence to be either 5' board with 1' horizontal lattice or balustrade 				
Voting	Coombs, McLaughlin, Camp, Oliver, Watterson				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (8:03)	No further concerns.				
Motion	Motion to Approve through staff per noted conditions. (Oliver)				
Vote	Carried 4-0//McLaughlin abstain		Certificate #	HDC2020-02-(as noted)	

IV. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map-Parcel</u>	<u>Agent</u>
1.	Eldridge, Michael 02-0588	63A Old South Road	Sign	68-157.2	Self
Voting	Coombs, McLaughlin, Oliver				
Alternates	None				
Recused	None				
Documentation	Sign design plans, site plan, photos, and advisory comments.				
Representing	None				
Sign Advisory	Kevin Kuester, Sign Advisory Committee.				
Concerns (4:33)	Kuester – SAC recommends approval per comments				
Motion	Motion to Approve through staff per SAC comments. (Oliver)				
Vote	Carried 3-0		Certificate #	HDC2020-02-0588	
2.	US Reif Marine 02-0640	138 Orange Street	Sign- Free Standing	55-283	Paul Wolf
3.	US Reif Marine 02-0641	134 Orange Street	Sign-Wall sign	55-49	Paul Wolf
4.	US Reif Marine 02-0643	134 Orange Street	Sign- Wall sign	55-49	Paul Wolf
5.	US Reif Marine 02-0646	6 Bayberry Court	Sign- Wall sign	55-706	Paul Wolf
Voting	Coombs, McLaughlin, Oliver				
Alternates	None				
Recused	None				
Documentation	Sign design plans, site plan, photos, and advisory comments.				
Representing	None				
Sign Advisory	Kevin Kuester, Sign Advisory Committee.				
Concerns (4:33)	Kuester – SAC is holding due to lack of quorum.				
Motion	Motion to Hold. (Oliver)				
Vote	Carried 3-0		Certificate #		
6.	Withrow, Kevin 02-0636	7 Union Street	Sign	42.3.1-146	Self
Voting	Coombs, McLaughlin, Oliver				
Alternates	None				
Recused	None				
Documentation	Sign design plans, site plan, photos, and advisory comments.				
Representing	None				
Sign Advisory	Kevin Kuester, Sign Advisory Committee.				
Concerns	Kuester – SAC recommends approval per comments.				
Motion	Motion to Approve through staff per SAC comments. (Oliver)				
Vote	Carried 3-0		Certificate #	HDC2020-02-0636	

7.	Nant Skating Club 02-0752	Various locations	Temporary signs	N/A	Monique Harrington
Voting	Coombs, McLaughlin, Oliver				
Alternates	None				
Recused	None				
Documentation	Sign design plans, site plan, photos, and advisory comments.				
Representing	None				
Sign Advisory	Kevin Kuester, Sign Advisory Committee.				
Concerns	Kuester – SAC recommends approval as submitted.				
Motion	Motion to Approve. (Oliver)				
Vote	Carried 3-0		Certificate #	HDC2020-02-0752	

8.	Beard, Veronica 02-0751	11 South Water Street	Wall sign	42.3.1-76	Concept Design
9.	Beard, Veronica 02-0705	11 South Water Street	Fence sign	42.3.1-76	Concept Design
Voting	Coombs, McLaughlin, Oliver				
Alternates	None				
Recused	None				
Documentation	Sign design plans, site plan, photos, and advisory comments.				
Representing	None				
Sign Advisory	Kevin Kuester, Sign Advisory Committee.				
Concerns	Kuester – SAC recommends approval as submitted.				
Motion	Motion to Approve. (Oliver)				
Vote	Carried 3-0		Certificate #	HDC2020-02-0751&-0705	

V. OLD BUSINESS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map-Parcel</u>	<u>Agent</u>
1.	Champoux/Durand 02-0607	6 Upper Tawpawshaw	Roof top solar- MH	53-55	Cotuit Solar
2.	Champoux/Durand 02-0606	6 Upper Tawpawshaw	Roof top solar- shed	53-55	Cotuit Solar
Voting	Coombs, Camp, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, landscape plan, photos, and manufacturer spec sheet.				
Representing	Karen Alence, Cotuit Solar				
Public	None				
Concerns (4:43)	(4:37) Held until a quorum arrives by unanimous consent. Alence – Reviewed changes made per previous concerns and landscape plan showing screening from the road. There isn't a good location for a ground array. Watterson – He supports this due to limited visibility provided by screening, also this is not a high-traffic area. Finds it appropriate. Camp – She's okay with the barn but worried about visibility from the driveway. She'll go along with it. Coombs – Asked about the possibility for a ground array. She would agree with Mr. Watterson; however, it's getting to the edge of the maximum number of solar panels; she hopes they won't reflect the setting sun. She is willing to try it due to this is a cul de sac and they own most of the property.				
Motion	Motion to Approve both applications due to limited visibility and to be screened in perpetuity. (Watterson)				
Vote	Carried unanimously		Certificate #	HDC2020-02-0607&-0606	

VI. NEW BUSINESS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map-Parcel</u>	<u>Agent</u>
1.	Strang, Doris 02-0676	8 Tripp Drive	Roof top solar	80-51	Cotuit Solar
Voting	Coombs, McLaughlin, Camp, Oliver				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.				
Representing	Karen Alence, Cotuit Solar				
Public	None				
Concerns (4:39)	Alence – Presented project; solar is on the rear. McLaughlin – The roof is visible from the road; but meets the requirements. No concerns.				
Motion	Motion to Approve. (McLaughlin)				
Vote	Carried 4-0		Certificate #	HDC2020-02-0676	

2.	Sun Island Fuel, Inc 02-0655	7 Sun Island Road	Roof top solar - Bldg A	69-29.5	My Generation Energy
3.	Sun Island Fuel, Inc 02-0659	7 Sun Island Road	Roof top solar - Bldg B	69-29.5	My Generation Energy
4.	Sun Island Fuel, Inc 02-0660	7 Sun Island Road	Roof top solar - Bldg C	69-29.5	My Generation Energy
5.	Sun Island Fuel, Inc 02-0661	5 Sun Island Road	Roof top solar - Bldg A	69-29.1	My Generation Energy
6.	Sun Island Fuel, Inc 02-0662	5 Sun Island Road	Roof top solar - Bldg B	69-29.1	My Generation Energy
7.	Sun Island Fuel, Inc 02-0663	5 Sun Island Road	Roof top solar - Bldg C	69-29.1	My Generation Energy
8.	Sun Island Fuel, Inc 02-0664	5 Sun Island Road	Roof top solar - Bldg D	69-29.1	My Generation Energy
9.	Sun Island Fuel, Inc 02-0666	5 Sun Island Road	Roof top solar - Bldg E	69-29.1	My Generation Energy
10.	Sun Island Fuel, Inc 02-0667	5 Sun Island Road	Roof top solar - Bldg F	69-29.1	My Generation Energy
11.	Sun Island Fuel, Inc 02-0669	5 Sun Island Road	Roof top solar - Bldg G	69-29.1	My Generation Energy

Voting Coombs, McLaughlin, Camp, Oliver, Watterson

Alternates None

Recused None

Documentation Architectural elevation plans, site plan, photos, and manufacturer spec sheet.

Representing Andrew Wade, My Generation Energy

Public None

Concerns (4:50) **Wade** - Presented project; we noted black solar panels on application but based on pitch and color of the roof, silver framed panels might be better because they would match the existing light-gray metal roofs. Only the office has a black shingle roof. If the condition is that the energy be put to use on the island that is something the applicant is happy to look into, possibly to provide energy for those unable to get their own solar units. All these buildings would be one of the largest grids on the Island As it is now, it's to produce electricity and sell the excess to national Grid; they would also receive a State grant for protecting undisturbed land.

Oliver - We don't typically allow the silver frame and would be hesitant about approving without an opportunity to see how they look. There is a total of 862 panels on the three 7 Sun Island Road buildings; with over 1000 panels when they're done. Asked if they are selling the energy. She'd like to have more information. Nantucket is a historic landmark and we minimize panels to what is need to run the business but not to commercially generate electricity.

McLaughlin - Our policy is to not have silver frames; silver is not approvable. There are only two choices on Nantucket, inside the old historic districts (OHD) or outside. This is a commercial area, and he feels these are approvable because they are outside the OHD.

Camp - Frightened by the whole application. Understands it's a commercial area but unsure what it will look like in reality. If energy was going to good use for the island, I could see doing this; but if it's just for personal gain, it's too much and would definitely change the neighborhood. She'd like to view with a set of panels. Doesn't think the office building will be that visible.

Coombs - This is a fantastic amount of solar panels in one location; it might be too much. There are residential homes in this area; it is not all commercial. Asked for an aerial map differentiating between commercial and residential. Thinks we need more time to study this more; when something of this size goes up, we have to study it more. We are responsible for what our Island looks like; they can't just throw a bunch of solar panels up.

Motion **Motion to Hold Items 2-11 for further information and to View with a sample of solar panels on the south side of office building and on the north side of one of the storage buildings. (Camp)**

Vote Carried unanimously Certificate #

12.	Sarah Alger Trust 02-0697	11 Squam Road	Cottage demo	21-8	Mellowes & Paladino
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Voting Coombs, McLaughlin, Camp, Oliver, Watterson

Alternates None

Recused None

Documentation Architectural elevation plans, site plan, and photos.

Representing Bob Paladino, Mellowes & Paladino

Public None

Concerns (5:19) **Paladino** - Circa 1950s to early 1960s. This building is not visible from any public way and hasn't been used in over 20 years. Floor joists are rotted, and the building is filled with mold and vermin.

Oliver - Typically we approve as a move/demo to give someone a chance to take it and avoid it ending up in the land fill.

McLaughlin - Provided a history of the structure. Asked if the bomb shelter is still there.

Coombs - In order to claim mold and such, that has to be certified by a third-party engineer. She wants to know hold old it is.

Flynn - This is circa 1950 and considered contributing by the National Historic Registry.

Motion **Motion to Approve as a move/demo through staff with the certification of its age. (Camp)**

Vote Carried unanimously Certificate # **HDC2020-02-0697**

13. Sarah Alger Trust	02-0698	11 Squam Road	New dwelling	21-8	Mellowes & Paladino
Voting	Coombs, McLaughlin, Camp, Oliver, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Bob Paladino, Mellowes & Paladino				
Public	None				
Concerns (5:27)	<p>Paladino – Presented project; only the roof would be visible. Camp – This is appropriate for the area and appreciates the height and additive massing; it’s not overly fenestrated; the front has some unusually long windows. Initially okay with the design. Watterson – Agrees this is appropriate for Squam. Asked if the “E” cottage-sash windows exist on the property. Water-side elevation, the dormer awning windows could be changed 3-over-3 cottage-sash windows. McLaughlin – Agrees with what’s been said and that the casements and awning windows should be double hung. The front door should be a more typical front door such as a 6-panel. Oliver – She agrees with what has been said. The cottage coming down has those 9-light, 2-panel doors. Coombs – North elevation, asked if the bay is grounded. (no)</p>				
Motion	Motion to Hold for revisions. (Camp)				
Vote	Carried unanimously		Certificate #		
14. Field, Nancy	02-0619	33 Nonantum Avenue	Addition	87-49	Normand Residential
Voting	Coombs, McLaughlin, Camp, Oliver, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Ben Normand, Residential Design				
Public	None				
Concerns (5:36)	<p>Normand – Circa 1991 and is kind of a modern cubist style; presented project; awning windows exist and being replaced Oliver – She’s fine with the proposed improvements. Anything being proposed is not making it worse. No concerns.</p>				
Motion	Motion to Approve. (Oliver)				
Vote	Carried unanimously		Certificate #	HDC2020-02-0619	
15. McKechnie, Greg	02-0649	50 Dukes Road	Deck and stairs	58-245	Julie Hall
Voting	Coombs, McLaughlin, Camp, Oliver, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Julie Hall				
Public	None				
Concerns (5:43)	<p>Hall – Presented project. No concerns.</p>				
Motion	Motion to Approve as submitted. (Oliver)				
Vote	Carried unanimously		Certificate #	HDC2020-02-0649	
16. Town of Nantucket	02-0650	135 Pleasant Street	Move/demo garage	55-271	Mark Voigt
Voting	Coombs, McLaughlin, Camp, Oliver, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and historic documentation.				
Representing	Mark Voigt, Department of Public Works Facilities Manager				
Public	None				
Concerns (5:46)	<p>Voigt – Presented project; no takers yet; not shown on the 1998 aerials but appears is 2008; no plans to replace this. McLaughlin – Asked about the temporary building on blocks. No concerns.</p>				
Motion	Motion to Approve as a move/demo. (Camp)				
Vote	Carried unanimously		Certificate #	HDC2020-02-0650	

17. Hydrangea Ln, LLC 02-0651					
	11 Hydrangea Ln lot 9	New dwelling	73-93	Brook Meerbergen	
Voting	Coombs, McLaughlin, Camp, Oliver, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory comments.				
Representing	Brook Meerbergen				
Public	None				
Concerns (5:51)	<p>Coombs – Read Holly Backus comments: too many not appropriate windows; 6-over-1 windows inconsistent. Meerbergen – Presented project. The building the sunroom into the front face is typical island architecture; won't be visible Watterson – This is looks really good. The sunroom could use a separate identity than the porch roof; suggested extending it 1 or 2 feet beyond the roof so hip line is visible. Oliver – No concerns. Camp – No concerns. McLaughlin – Asked about the east elevation door; questions the contention it won't be visible. Coombs – East elevation, the windows should be separated.</p>				
Motion	Motion to Approve as submitted. (Oliver)				
Vote	Carried 4-0//Watterson abstain	Certificate #	HDC2020-02-0651		
18. Talanian, Alicia 02-0739					
	4 Derrymore Road	Demo/move off garage	41-246	Brook Meerbergen	
Voting	Coombs, McLaughlin, Camp, Oliver, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Brook Meerbergen				
Public	None				
Concerns (5:59)	<p>Coombs – Read Holly Backus comments: the house is circa 1937, contributing; need more details; need reason for removal. Meerbergen – Presented project; says it's circa late 1940s. No concerns.</p>				
Motion	Motion to Approve as a move/demo. (Camp)				
Vote	Carried unanimously	Certificate #	HDC2020-02-0739		
19. Talanian, Alicia 02-0740					
	4 Derrymore Road	Retaining wall/arbor	41-246	Brook Meerbergen	
Voting	Coombs, McLaughlin, Camp, Oliver, Watterson				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, photos, and advisory comments.				
Representing	Brook Meerbergen				
Public	None				
Concerns (6:05)	<p>Meerbergen – Where garage and concrete block is, the neighbor's lot is 2 to 3 feet higher; so, when the garage comes down (as approved) the yard has to be retained. Coombs – Read Holly Backus comments: plans indicate existing retaining; arbor should complement house trim. Oliver – The bluestone cap too formal. McLaughlin – Suggested horizontal/vertical on the arbor versus the crossbucks. Camp – Doesn't like the proposed masonry.</p>				
Motion	Motion to Approve through staff cobble facing and no bluestone cap, per Exhibit A. (Watterson)				
Vote	Carried unanimously	Certificate #	HDC2020-02-0740		
20. Rudi 250W N.T. 02-0747					
	19B West Chester Street	Dormer	42.4.3-7.1	Brook Meerbergen	
Voting	Coombs, McLaughlin, Camp, Oliver, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Brook Meerbergen				
Public	Linda Williams				
Public	None				
Concerns (6:10)	<p>Coombs – Read HSAB comments: contributing; bring back to HSAB with alternative. Williams – Presented at the table two options addressing HSAB issues. Meerbergen – Presented project and alternatives; there will be minimal visibility; this doesn't affect the original structure. No concerns due being a minor change with minimal visibility.</p>				
Motion	Motion to Approve. (McLaughlin)				
Vote	Carried unanimously	Certificate #	HDC2020-02-0747		

21. Capizzo, Scott **02-0744** 26B Miacomet Road Addition 67-956 Brook Meerbergen
 Voting Coombs, McLaughlin, Camp, Oliver, Watterson
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Brook Meerbergen
 Public None
 Concerns (6:17) **Meerbergen** – Presented project.
 No concerns.
 Motion **Motion to Approve. (Camp)**
 Vote Carried unanimously Certificate # **HDC2020-02-0744**

22. Knutzen, Sarah **02-0677** 21 Lyons Lane Garage 71-12 Ethan McMorrow
 Voting Coombs, McLaughlin, Camp, Oliver, Watterson
 Alternates None
 Recused None
 Documentation None
 Representing None
 Public None
 Concerns (6:19) Not opened at this time.
 Motion **Motion to Hold for representation. (Oliver)**
 Vote Carried unanimously Certificate #

23. Breen, Faith **02-0745** 19 Broadway A/C unit 73.1.3-111 Josh Morash
 Voting Coombs, McLaughlin, Camp, Oliver, Watterson
 Alternates None
 Recused None
 Documentation None
 Representing None
 Public None
 Concerns (6:20) Not opened at this time.
 Motion **Motion to Hold for representation. (Oliver)**
 Vote Carried unanimously Certificate #

24. Miller, Mike **02-0687** 17 Main Street Roof color change 42.3.1-178 Russell Simpson
 Voting Coombs, McLaughlin, Camp, Oliver, Watterson
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, photos, and advisory comments.
 Representing Linda Williams
 Public None
 Concerns (6:20) **Williams** – The windows and trim color are off the application; asking only for the roof color change. The gutters are existing.
 Flynn – Charcoal gray architectural is approvable in the OHD.
 No concerns.
 Motion **Motion to Approve only the reshingling to charcoal gray architectural. (Oliver)**
 Vote Carried unanimously Certificate # **HDC2020-02-0687**

25. NBGC 02-0694	67 Sparks Avenue	Hardscaping	55-139.4	Edgewater
Voting	Coombs, McLaughlin, Camp, Oliver			
Alternates	None			
Recused	Watterson			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (6:23)	<p>MacEachern – This lot for Boys & Girls Club staff housing; presented project.</p> <p>Oliver – Privet along Sparks Avenue will formalize the area where we’re used to split rail and grass; privet should be in the back and side of the individual homes for privacy</p> <p>Camp – Appreciates the privet because she doesn’t want to see the parked cars; 5-foot privet isn’t too bad. Likes the privacy it would provide and makes it a little more residential. Would like something less hard than geometric bluestone.</p> <p>McLaughlin – The plan should be larger with all the information.</p> <p>Coombs – The whole thing should be less formal across from the cemetery and school playing field. This would be the only place along the road so defined; that part of Sparks should not be so defined.</p>			
Motion	Motion to Hold for revisions. (Oliver)			
Vote	Carried 4-0	Certificate #		

26. University of Florida 02-0703	11 Center Street	HVAC units	42.3.1-203	Marsha Fader
Voting	Coombs, McLaughlin, Camp, Oliver, Watterson			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Marsha Fader			
Public	None			
Concerns (6:32)	<p>Coombs – Read HSAB comments: screen units cedar natural to weather. Read Holly Backus comments: visible and should blend in.</p> <p>Fader – This is a condominium unit with other unscreened commercial HVAC units; presented project.</p> <p>Watterson – This would benefit from an enclosure similar to the natural-to-weather cedar enclosure on Still Dock. The mini-split should look like a rain leader painted to match the cornerboard.</p> <p>Camp – This is a beautiful building in the back and looks like a garbage pit back there. The condo association should take responsibility for cleaning up the back. We should send notices to other members of the condo association. The mini-split on the left should be boxed in to look like a cornerboard.</p> <p>Oliver – The back is a mess and all the more reason this be screened, PIN is asking us to let them put A/C units in the back of their historic building in the OHD because there are unscreened units there. We need to deal with this building as a whole.</p> <p>McLaughlin – HDC should send a letter to the other condo owners requiring them to screen their units with 4-foot capped picket fences. The wall duct should be painted white.</p> <p>Coombs – Asked who’s responsible for the whole building. Action needs to take place at the back of the building to clean it up</p>			
Motion	Motion to Approve through staff with the duct work to be clad in natural-to-weather wood to match shingles and the unit to be screened by a natural-to-weather picket fence. (Camp)			
Vote	Carried unanimously	Certificate #	HDC2020-02-0703	

27. Lothian, Deborah 02-0746	10 Easy Street	Porous paver parking spots	42.3.1-78	Nantucket Surveyors
Voting	Coombs, McLaughlin, Camp, Oliver, Watterson			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, photos, correspondence, and advisory comments.			
Representing	Paul Santos, Nantucket Surveyors			
Public	None			
Concerns (6:51)	<p>Coombs – Read HSAB comments: must use existing historical curb; picket return no concerns; no concerns about grass parking; fence is listed as stockade; parking no larger than for parcels 139.1 & 138. Read Holly Backus comments: material should be clear; apron appears to be existing; curb looks old; need more detail. Agrees the curbing should be old with soft edges; don’t want new-cut granite curb.</p> <p>Santos – Presented project.</p> <p>McLaughlin – Discrepancy in existing fence and fence in proposal; there is no stockade fence.</p> <p>Camp – Needs more information on size and material; there’s not enough info to make good decision. Doesn’t want too much hardscaping. We need more details enlarged; we’ll probably want a buffer.</p> <p>Watterson – Need a plan view showing exactly what is there and what the material will be.</p> <p>Oliver – The existing walkway needs to be shown on the plan. Asked if any existing plants will be eliminated.</p>			
Motion	Motion to Hold for more information. (Camp)			
Vote	Carried unanimously	Certificate #		

Break 7:07 p.m. to 7:10 p.m.

28. Trudel, John	02-0700	26 Pequot Street	Garage/studio	81-128	Normand Residential
Voting	Coombs, McLaughlin, Camp, Oliver, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Ben Normand, Residential Design				
Public	None				
Concerns (7:11)	Normand – Presented project. No concerns.				
Motion	Motion to Approve. (Camp)				
Vote	Carried unanimously		Certificate #	HDC2020-02-0700	
29. 4 Shawkemo Rd Rlty	02-0736	4 Shawkemo Road	Demo	43-91.1	Botticelli & Pohl
Voting	Coombs, McLaughlin, Camp, Oliver, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (7:13)	Botticelli – Presented project; difficult to move. No concerns.				
Motion	Motion to Approve. (Camp)				
Vote	Carried unanimously		Certificate #	HDC2020-02-0736	
30. 4 Shawkemo Rd Rlty	02-0737	4 Shawkemo Road	New dwelling	43-91.1	Botticelli & Pohl
Voting	Coombs, McLaughlin, Camp, Oliver, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (7:16)	Botticelli – Presented project; skylights are on the roof plane interior to the lot. Camp – Appreciates it’s mimicking the existing house. South and north elevation are over fenestrated, should be reduced. Watterson – Concurs with Ms. Camp about the south elevation fenestration; suggested 4 ganged A-3 windows. East elevation, the corbelling on chimney usually aligns with the top casing of the windows; that’s a very minor thing. Oliver – Fine with north elevation but agrees that the south elevation fenestration needs to be tweaked McLaughlin – Believes the three skylights will be visible from Gardner. Coombs – This has three skylights on one roof plane.				
Motion	Motion to approve through staff omitting the 2nd-floor, south-elevation, middle windows; and only one skylight; the applicant may return to HDC once framed to review the three skylights for visibility. (Camp)				
Vote	Carried unanimously		Certificate #	HDC2020-02-0737	
31. Jemison, Michael	02-0742	195C Hummock Pond Road	New porch	65-23.2	Botticelli & Pohl
Voting	Coombs, McLaughlin, Camp, Oliver, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (7:25)	Botticelli – Presented project. No concerns.				
Motion	Motion to Approve as submitted. (Oliver)				
Vote	Carried unanimously		Certificate #	HDC2020-02-0742	
32. McGowan, Martin	02-0741	25 Millbrook Road	Addition	56-67-2	Sconset Gardner
Voting	Coombs, McLaughlin, Camp, Oliver, Watterson				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (7:28)	Not opened at this time.				
Motion	Motion to Hold for representation. (Oliver)				
Vote	Carried unanimously		Certificate #		

33. 12 Lincoln Ave Tr 02-0692	12 Lincoln Avenue	Fenestration revisions	30-183	Emeritus
Voting	Coombs, McLaughlin, Camp, Oliver			
Alternates	None			
Recused	Watterson			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (7:28)	<p>Coombs – Read HSAB comments: window survey – if modern okay with simulated-divided lights (SDL), if historic restore. Read Holly Backus comments: circa 1902 contributing; 6-over-1 windows are true to history of structure and should be kept; see attached survey.</p> <p>MacEachern – Presented project; no change to window styles.</p> <p>Oliver – We don't have what was approved; asked if windows are being added. (No) She has a problem with people buying old houses then plucking away everything old out of them bit by bit; we've been consistent with anything facing the street stays. The windows facing the street should be originals; if you have to take them from the side, that's okay and the rest can be SDL.</p> <p>Camp – The windows that will be the most viewed will be the second floor; agrees with Ms. Oliver that the front of the house has to have the old flavor.</p>			
Motion	Motion to Hold for revisions. (Oliver)			
Vote	Carried 4-0	Certificate #		
34. Frates, James 02-0726	2 Ash Street	Add dormers & elim chmny	42.4.2-96	Emeritus
Voting	Coombs, McLaughlin, Camp, Oliver			
Alternates	None			
Recused	Watterson			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (7:37)	<p>Coombs – Read HSAB comments: dormers could be small gables set back 2 feet; roof will appear flat; chimney essential to character. Read Holly Backus comments: contributing. post-1846, Greek revival; confused on photos; bring back porch with details; addition of dormers not appropriate to this scale; how old is chimney to be removed.</p> <p>MacEachern – Presented project; not touching the main chimney.</p> <p>Oliver – Wouldn't mind dormers but they have to be scaled way down; should be pushed back 2 feet and brought tight to the windows. Doesn't see the chimney in the historic photo so no concerns with its removal.</p> <p>Camp – Confused about what's been approved. Agrees with keeping the dormers small.</p> <p>McLaughlin – No comment.</p>			
Motion	Motion to Hold for revisions. (Camp)			
Vote	Carried 4-0	Certificate #		
35. Wheldon, Larry 02-0723	87B Skyline Drive	New agricultural building	79-56.2	Emeritus
Voting	Coombs, McLaughlin, Camp, Oliver			
Alternates	None			
Recused	Watterson			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (7:48)	<p>MacEachern – Presented project; for agricultural use; only at the drive-in garage is it 42 feet tall.</p> <p>Oliver – It's 42 feet tall at the drive out. Confirmed the color is all natural to weather, terratone sash, and natural roof. Likes the cupola but could be board and batten like the rest.</p> <p>Camp – She doesn't know if there are buildings this tall in this area. It will be visible from the Monohansett Road.</p> <p>McLaughlin – This is one of the few structures where board and batten all the way around and cupola actually looks like a barn. The four arched brackets should be straight at a 45-degree angle.</p>			
Motion	Motion to Approve as submitted. (McLaughlin)			
Vote	Carried 4-0	Certificate #	HDC2020-02-0723	

36. Rattner, David	02-0730	55 Hummock Pond Road	New auxiliary structure	56-4	Emeritus
Voting	Coombs, McLaughlin, Camp, Oliver				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (8:04)	MacEachern – Presented project. No concerns.				
Motion	Motion to Approve. (Oliver)				
Vote	Carried unanimously		Certificate #	HDC2020-02-0730	
37. 11 Meadow, LLC	02-0722	11 Meadow Lane	New dwelling	41-448	Emeritus
Voting	Coombs, McLaughlin, Oliver				
Alternates	None				
Recused	Camp				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (8:05)	MacEachern – Presented project. Oliver – Would like to know what the house at 11B looks like. Houses are getting huge out here; this is 29 feet tall. Want's to view.				
Motion	Motion to View. (Oliver)				
Vote	Carried 3-0		Certificate #		
38. Brant Point R.E.	02-0714	12 Brant Point Road	New guest house	29-149	Emeritus
Voting	Coombs, McLaughlin, Oliver				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (8:09)	Coombs – Read HSAB comments: not contributing, no concerns, eave line compete with house; 2 nd -floor deck large and visible; dormers too large; and building very vertical. MacEachern – Presented project. Oliver – The 2 nd -floor deck is huge; it could end at the main structure. You can't really see this. McLaughlin – No comments.				
Motion	Motion to Approve. (Oliver)				
Vote	Carried unanimously		Certificate #	HDC2020-02-0714	
39. Larrabee, Rich	02-0711	7 Millbrook Road	New dwelling	56-474	Val Oliver
Voting	Coombs, McLaughlin				
Alternates	None				
Recused	Oliver				
Documentation	None				
Representing	None				
Public	None				
Concerns (8:14)	Not opened at this time.				
Motion	Held for Tuesday March 3 due to lack of quorum.				
Vote	N/A		Certificate #		
40. West, John	02-0748	1 Cambridge Street	Hardscaping/color chg	42.3.1-130.2	Shelter 7
41. Chesley, Richard	02-0732	32 West Chester Street	New dwelling	42.4.3-31	BPC
42. 123 Madaket Rd N.T.	02-0724	123 Madaket Road	Addition	40-60	Mark Cutone Architect
Voting	Coombs, McLaughlin, Oliver				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (8:14)	Not opened at this time.				
Motion	Hold for representation by unanimous consent.				
Vote	N/A		Certificate #		

VII. OTHER BUSINESS	
Approve Minutes	January 28, 2020: no action at this time.
Review Minutes	February 4, 11 & 13, 2020
Other Business	<ul style="list-style-type: none"> • Mission Statement for Town Website vote • Historic Preservation Guideline/Nantucket Resiliency updates • Time management • Organizational Focus Committee • 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 on Nantucket Sidewalk Work Group
Commission Comments	None

List of additional documents used at the meeting:

1. None

Adjourned at 8:15 p.m. by unanimous consent

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

Sign Advisory Committee