



HISTORIC DISTRICT COMMISSION REGULAR MEETING

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

Commissioners: Raymond Pohl (Chair), Stephen Welch (Vice-chair), Diane Coombs, Abby Camp, Vallorie Oliver,
Associate Commissioners: Jessie Dutra, Carrie Thornewill, Connie Patten

~~ MINUTES ~~

Tuesday March 14, 2023

Remote Participation via ZOOM.

Called to order at 4:00 pm. and announcements by Mr. Pohl

Staff in attendance: Holly Backus, Historic Planner; Esmeralda Martinez, Land Use Specialist.

Attending Members: Pohl, Welch, Camp, Coombs, Oliver, Thornewill, Patten

Remote Participants: Pohl, Welch, Camp, Coombs, Oliver, Thornewill, Patten

Absent Members: None

Late Arrivals: Thornewill, Dutra

Early Departures: None

Adoption of Agenda.

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

Roll-Vote Carried unanimously

I. PUBLIC COMMENT

Holly Backus – Nantucket was selected for another Survey and Planning grant. To answer Abby’s question, the significance of individual historic structures would not be included in these specific surveys.

Abby Camp – Wondering if the significance of individual historic structures would be included in the surveys. Would like to add in a future agenda for further discussion.

Hillary Rayport- Congratulate Holly on the Grant and parsing the information of significance is typically done by a Historical Commission. The HDC meet every third Friday of the month at 10 am. Also, mentioned that the Select Board will talking about important topics to the HDC at their meeting on Wednesday, she wants the HDC to understand the legal depth of research that was provided that showed that other especially created HDC which is Beacon Hill also created by the Special Act of the legislature just like Nantucket, as had challenges as well.

II. COMMISSION COMMENTS

Welch – Asked if Ray Pohl would like to attend the Select Board meeting during its HDC segment tomorrow.

Pohl – Does plan to attend that Select Board meeting as well.

Camp – Verified through Ray Pohl that she can observe this meeting through various media channels.

III. DISCUSSION

1. **Discussion of the brick walkways in town being replaced.**

Oliver – Has concerns that patches of bricks in town are being replaced with bricks that are significantly different than the brick that is already there.

Backus– Will report back to the commission.

IV. SIGNS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Residence Sherburne Commons 02-7976	1 43 Sherburne Commons	Wall sign	80/1	Plymouth Sign Co.
2. Blue Flag Development	12 Federal St	Projecting Sign	42.3.1/127	Plymouth Sign Co.
3. Kathleen Souza 02-7922	15 Back St	Wall Sign	55/342	Daiva Utariene
4. NIR Retail LLC 03-8026	18A Federal St	Projecting Sign	42.3.1/72	Carolyn Butler
5. NIR Retail LLC 03-8057	18B Federal St	Projecting Sign	42.3.1/42	Sign Here Nantucket
6. 18 Broad St LLC 03-8059	18 Broad St	Projecting Sign	42.4.2/32	Sign Here Nantucket
7. NIR Retail LLC 03-8058	7 S Beach St	Projecting Sign	42.4.2/57.2	Sign Here Nantucket
8. NIR Retail LLC 03-8087	4 Federal St	Projecting Sign	42.3.1/173	Sign Here Nantucket
9. The Brant	6 8 North Beach St & 4 Dolphin Ct.	Master sign Plan	42.4.1/65	Linda Williams

Not Anticipated within 48 hours

Voting Pohl, Welch, Camp, Coombs, Oliver

Alternates Patten

Recused None

Documentation Locus map, site plan, photos, correspondence.

Representing Esmeralda Martinez

Public None

Concerns No concerns.

Motion	Motion to Approve items #1 & 8. (Coombs)	Certificate #	HDC2023-01-(as noted)
Vote	Carried unanimously		
Motion	Motion to Approved through Staff items #2 -7 8 per SAC recommendations. (Coombs)	Certificate #	HDC2023-01-(as noted)
Vote	Carried unanimously		
Motion	Motion to Hold item #9 for more information & representation per SAC recommendations. (Coombs)	Certificate #	HDC2023-01-(as noted)
Vote	Carried unanimously		

V. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. James Starr 02-7956	9A Hussey Farm Rd	Parking area	56/96.1	James Starr
2. Four Day Beans 02-9986	21 Macy's Lane	Add bsmt egress window	68/494	Sanne Payne
3. 8 Hickory Meadow LLC 02-8007	8 Hickory Meadow Ln	New gazebo	41/902	Normand Residential
4. Once Apon A Tide LLC 03-8062	56r Madaquecham	Garage alterations	88/65	NAG
5. Brook Meerbergen 03-8083	9 Lewis Court	Addition, Alterations rev	67/35	Brook Meerbergen
6. AF12 LLC 03-8097	26 Naushon Way	MH rev Chng windows 2/2	80/190	Val Oliver
7. AF12 LLC 03-8099	26 Naushon Way	GH rev Chng windows 2/2	80/190	Val Oliver
8. Josh Morash 03-8085	8 Bayberry Lane LotA	Porch Rev 05-3886	67/72	Val Oliver
9. Vlatko Peschnaki 02-8006	10 Lewis Ct	Move off shed	67/155	Val Oliver
10. Kris Megna 02-8005	2a Blueberry Lane	Move on shed from 10 lewis ct	80/178.1	Val Oliver
11. Jim & Kip Hughes 03-8096	2 Lewis Ct	Replace bulkhead	55/75	Val Oliver
12. Richmond Great Point 02-8001	30A Evergreen way	Window Color chng rev	68/711.2	KOH
13. Bluefin Partners 03-8110	27 Ellen's Way	New pavilion	81/180	Brook Meerbergen
14. NFI Rt 03-8066	169 Eel Point Rd	Deck & porch addition	33/5	MCA+
15. Patricia Planche 03-8082	3 Kite Hill	Roof replacement	42.4.4/64	Stegra Corp
16. Island Living LLC 03-8091	4a Wamasquid Pl.	Fenestration chng rev05-6342	56/113.9	JB Studio
17. Richard Wolfe 03-8124	68 Washington St	Historic Determination	42.2.3/15	Val Oliver

Voting Pohl, Welch, Camp, Coombs, Patten
 Alternates None
 Recused Oliver
 Documentation Architectural elevation plans, site plan, photos, correspondence.
 Representing None
 Public None
 Concerns No concerns.

Motion	Motion to Approve. (Welch)	Certificate #	HDC2023-03-(as noted)
Vote	Carried unanimously		

VI. 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. Bluefin Partners 03-8111	27 Ellen's Way	Pool rev 01-5626	81/180	Brook Meerbergen

- Pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.

Voting Pohl, Welch, Camp, Coombs, Oliver
 Alternates Thornewill, Patten
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence.
 Representing None
 Public None
 Concerns No concerns.

Motion	Motion to Approve through Staff per noted conditions (Coombs)	Certificate #	HDC2023-03-8111
Vote	Carried unanimously		

VII. NEW BUSINESS 02/07/23

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. 256 Polpis LLC 02-7967	256 Polpis Rd	Move, reno, additions	25/25	Botticelli + Pohl
Voting	Welch, Camp, Coombs, Oliver, Patten			
Alternates	Thornewill			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, correspondence.			
Representing	Lisa Botticelli- Botticelli + Pohl			
Public	Mickey Rowland HSAG - the proposed changes are much to grand, and completely changes the character it is very likely that the rear of this house will be visible from Polpis Harbor.			
Concerns	Backus - adding gambrels flanking either side a hip to portico and triple gable dormer overwhelms this large colonial, simple box shapes would be more appropriate. Coombs - dormers and shutters should be brought in; the front door is too complicated for this building. Camp - the three dormers overwhelms the old colonial. Oliver - keep it simple, dormer should smaller without shutters, simple gable forms, concerned with the hip porch over the front door and the loss of the chimney. Patten - Echoes what has been said. Welch - moving the tree will affect the visual mitigation on the house. Agrees on what Connie said.			
Motion	Motion to Hold for Revisions. (Camp)			
Vote	Carried unanimously		Certificate #	HDC2023-02-7967

2. 36 Lily St LLC 02-7864	36B Lily St	Demo studio	42.4.3/94	Botticelli + Pohl
Voting	Welch, Coombs, Oliver, Thornewill, Dutra			
Alternates	Patten			
Recused	Pohl, Camp			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Lisa Botticelli- Botticelli + Pohl			
Public	None			
Concerns	Backus - Circa 1920 Colonial Revival Oliver - asked to save as much that can be saved. Coombs - save and reuse as much.			
Motion	Motion to Approve through Staff with the retainage of as much as possible of the existing barn. (Coombs)			
Vote	Carried 4-1// Welch abstained		Certificate #	HDC2023-02-7864

3. 36 Lily St LLC 02-7865	36B Lily St	New studio	42.4.3/94	Botticelli + Pohl
Voting	Welch, Coombs, Oliver, Thornewill, Dutra			
Alternates	Patten			
Recused	Pohl, Camp			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Lisa Botticelli- Botticelli + Pohl			
Public	None			
Concerns	Backus - recommends that any existing feature that can be salvaged from the original structure to be incorporated in the new rebuild would be appropriate.			
Motion	Motion to Approve through Staff to incorporate as much of the prior existing structure as possible and to add barn track extension to the west elevation. (Coombs)			
Vote	Carried unanimously		Certificate #	HDC2023-02-7865

VIII. OLD BUSINESS 02/14/23

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. M. Hanley 02-7973	86 Main St	Window sash color garage	42.3.3/66	LINK
Voting	Pohl, Welch, Camp, Coombs, Dutra			
Alternates	Oliver			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Tory Ewing- LINK			
Public	None			
Concerns	No concerns.			
Motion	Motion to Approve through Staff w/ sash being white as previously approved for the garage. (Welch)			
Vote	Carried 4-1 // Camp abstained		Certificate #	HDC2023-02-7973

2. Elizabeth Grace **12-7595** 211 Polpis rd. Screened porch 26/31 Val Oliver
 Voting Pohl, Welch, Camp, Dutra, Thornewill
 Alternates Coombs
 Recused Oliver
 Documentation Architectural elevation plans, site plan, photos, correspondence.
 Representing None
 Public None
 Concerns No concerns.
 Motion **Motion to Approve through Staff with the addition of the screen to match the windows and railings to be natural to weather. (Welch)**
 Vote Carried unanimously Certificate # **HDC2022-12-7595**

3. **K225 LLC 03-5944** 126 Main St. Main House revision 42.3.2/98 Linda Williams
 Voting Pohl, Welch, Camp, Coombs, Oliver
 Alternates Thornewill, Dutra, Patten
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
 Representing Linda Williams
 Public None
 Concerns No concerns.
 Motion **Motion to Hold for Revisions. (Camp)**
 Vote Carried unanimously Certificate # **HDC2023-03-5944**

4. **K225 LLC 11-7483** 126 Main St. Driveway 42.3.2/98 Linda Williams
 Voting Pohl, Welch, Camp, Coombs, Oliver
 Alternates Thornewill, Dutra, Patten
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
 Representing Linda Williams
 Public **Mickey Rowland-** driveway is too wide.
 Kevin Toth- letter from town asked but not provided.
 Sarah Alger - driveway should be narrower and should be denied.
 Concerns **Backus-** brick is more appropriate.
 Coombs- parking is not appropriate in the front of the house, doesn't agree with parking.
 Welch- parking preferably closer to the front door as to preclude parking in front of the structure.
 Camp- appreciates this looks.
 Oliver- more vegetation on both sides.
 Motion **Motion to Approve through Staff with tracks on driveway located not wider than the typical width of a car. 9' wide by 17' with 2 strips of brick replicate 139 Main St. Closest to the house. (Camp)**
 Vote Carried unanimously Certificate # **HDC2022-11-7483**

5. **The Brant LLC 12-7612** 6 &8 N Beach/4 Dolphin New building 42.4.1/65.1 Linda Williams
 Voting Pohl, Welch, Camp, Coombs, Oliver
 Alternates Thornewill, Dutra, Patten
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
 Representing Linda Williams
 Public None
 Concerns **None**
 Motion **Motion to Hold for Revisions with the North Elevation reverting to the prior elevation with respect to height and from there drop the front wall top plate of the primary structure, lower the door track which has been raised to disguise the increase in the height, lower the side wings top plate (16 – 20 inches), also rebate wings back from the front, and on the South Elevation address the a typical salt box roof line, and to include any other revision that had a consensus during this hearing and the prior. (Welch)**
 Vote Carried unanimously Certificate # **HDC2022-12-7612**

6.	The Brant LLC	6 &8 N Beach/4 Dolphin	Hardscape & pool	42.4.1/65.1	Linda Williams
Voting	Pohl, Welch, Camp, Coombs, Oliver				
Alternates	Thornewill, Dutra, Patten				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Linda Williams				
Public	None				
Concerns	No concerns.				
Motion	Motion to Track. (Welch)				
Vote	Carried unanimously			Certificate #	HDC2023-01-(as noted)
7.	Edward Gilberth 10-7346	51 Walsh St	New Roofwalk & Stairs	29/61	Linda Williams
Voting	Pohl, Welch, Camp, Coombs, Oliver				
Alternates	Thornewill, Dutra, Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Linda Williams				
Public	None				
Concerns	No concerns.				
Motion	Motion to Hold for Revisions. (Coombs)				
Vote	Carried unanimously			Certificate #	HDC2022-10-7346
8.	Doherty Ack LLC 08-6934	2 Mariner Way	New Dwelling	55.1.4/72.4	Linda Williams
Voting	None				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns	Application not opened.				
Motion	No Action.				
Vote	Carried unanimously			Certificate #	HDC2022-08-6934
9.	Doherty Ack LLC 08-6937	2 Mariner Way	Hardscape	55.1.4/72.4	Linda Williams
Voting	None				
Alternates	None				
Recused	Oliver				
Documentation	None				
Representing	None				
Public	None				
Concerns	Application not opened.				
Motion	No Action				
Vote	Carried unanimously			Certificate #	HDC2022-08-6937
10.	Doherty Ack LLC 08-6939	4 Mariner Way	New Dwelling	55.1.4/72	Linda Williams
Voting	None				
Alternates	None				
Recused	Oliver				
Documentation	None				
Representing	None				
Public	None				
Concerns	Application not opened.				
Motion	No Action				
Vote	Carried unanimously			Certificate #	HDC2022-08-6939
11.	Doherty Ack Llc 08-6941	4 Mariner Way	New Garage/Apt	55.1.4/72	Linda Williams
Voting	None				
Alternates	None				
Recused	Oliver				
Documentation	None				
Representing	None				

Public None
 Concerns Application not opened.
 Motion **No Action**
 Vote Carried unanimously

Certificate # **HDC2022-08-6941**

12. Doherty Ack LLC 08-6943	4 Mariner Way	Hardscape	55.1.4/72	Linda Williams
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Voting None
 Alternates None
 Recused Oliver
 Documentation None
 Representing None
 Public None
 Concerns Application not opened.
 Motion **No Action**
 Vote Carried unanimously

Certificate # **HDC2022-08-6943**

13. Doherty Ack LLC 08-6930	6 Mariner Way	New Dwelling	55.1.4/72.2	Linda Williams
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Voting None
 Alternates None
 Recused Oliver
 Documentation None
 Representing None
 Public None
 Concerns Application not opened.
 Motion **No Action**
 Vote Carried unanimously

Certificate # **HDC2022-08-6930**

14. Doherty Ack LLC 08-6931	6 Mariner Way	Hardscape	55.1.4/72.2	Linda Williams
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Voting None
 Alternates None
 Recused Oliver
 Documentation None
 Representing None
 Public None
 Concerns Application not opened.
 Motion **No Action**
 Vote Carried unanimously

Certificate # **HDC2022-08-6931**

15. Sachem Corner LLC	1 E Hallowell St	Demo Garage	30/100	Linda Williams
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Voting Pohl, Welch, Camp, Coombs, Thornewill
 Alternates Dutra, Patten
 Recused Oliver
 Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
 Representing Linda Williams
 Public None
 Concerns No concerns.
 Motion **Motion to Hold for Revisions and additional information. (Coombs)**
 Vote Carried unanimously

Certificate # **HDC2023-01-(as noted)****Rest held-**

16. Mike Romano 01-7815	55 Easton St	Rev 05-6245 Windows	42.4.1/86	Shelter 7
17. 13 Commercial LLC 09-6996	13 Commercial Wharf	Rev- Shorten Structure	42.2.4/10	Nag
18. Kathryn Cook 10-7257	85 Low Beach Rd	New dwelling MH	75/31.3	Michael Bard
19. Kathryn Cook 10-7217	85 Low Beach Rd	New Garage	75/31.3	Michael Bard
20. Kathryn Cook 10-7746	85 Low Beach Rd	Pool house	75/31.3	Michael Bard
21. 4 The Kids Realty 07-6708	79 Pocomo Rd	Widows walk rev	15/5	CWA
22. 41 Hulbert LLC 11-7516	41 Hulbert Ave	Mh Raise/ mass/ fenestration	29/18	Botticelli + Pohl
23. 32 Hulbert Trust	32 Hulbert Ave	Fenestration revisions	29/72	Botticelli + Pohl
24. 1010 Wins LLC 10-7136	10 Lincoln Ave	Demo/ move of garage	30/184	Emeritus LTD
25. 1010 Wins LLC 10-7317	10 Lincoln Ave	New garage	30/184	Emeritus LTD

26. Harold Brothers Realty, LLC 01-7685	2,4,6 Highland Ave	New dwelling 1	30/189	Emeritus LTD
27. Harold Brothers Realty, LLC 01-7684	2,4,6 Highland Ave	New dwelling 2	30/189	Emeritus LTD
28. Tigerlily Nom Tr. 107289	7 Barnabas Lane	New dwelling	30/132	Studio PPark
29. Tigerlily Nom Tr. 01-7689	7 Barnabas Lane	New garage	30/132	Studio PPark
30. Tigerlily Nom Tr. 01-7671	7 Barnabas Lane	Hardscape & pool	30/132	Ahern
31. Lions Foot 02-7909	9 Sherburne Way	Demo/ move off to Millbrook	30/37	Topham Designs
32. Marty McGowan 01-7822	25 Millbrook Rd	move on from 9 Sherburne	56/67.2	Topham Designs

IX. NEW BUSINESS 02/21/23

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Brett Fodiman	27 Cato Lane	Main house Revision	55/18	CWA
2.	Brett Fodiman	27 Cato Lane	Guest house Rev 10-4968	55/18	CWA
3.	Michael Kane	38 Vestal St	Alterations to Main house	41/50	Val Oliver
4.	Greg Ferguson	50 Hulbert Ave	Add window revision	29/62	Normand Residential
5.	Darlene Demichele	2 Birdsong Lane	Hardscape	55.4.4/80.2	Linda Williams
6.	Pact LLC	41 Orange St	Window rev	42.3.2/224	Linda Williams
7.	Stilson 27 LLC	2a Copper Lane	Windows, new porch	42.3.3/191	Normand Residential
8.	Bob Constable	3 Barrett Farm Rd	New garage	40/80.1	Thornewill Design
9.	Mark Hubbard	45 Milk St	New studio	56/20	Mark Hubbard
10.	Stark Point LLC	16 Easton St	fenestration Rev22-04-6121	42.1.4/11	Botticelli + Pohl
11.	4 Bailey Rd LLC	4 Bailey Rd	Add egress window & door	55/106.6	Sanne Payne
12.	5 Surfside LLC	5 Surfside Rd	Revise window well	55/253	LINK
13.	Kimberly. Walin	56 Eel point rd.	Fenestration revision	32/27	CWA

X. OTHER BUSINESS

Approved Minutes	February 14 & 21, 2023
Motion	Motion to Approve minutes February 14th and 21st. (Coombs)
Vote	Carried 4-1 // Welch abstained
Review Minutes	February 23 & March 7, 2023
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting- March 16th at 1pm *HYBRID & IN-PERSON @ 2 FAIRGROUND RD. - CONFERENCE RM. • Classification of street trees & vegetating mapping • Discussion of Wind Turbines • Section 106 – Sunrise Wind Farm Project, intro (update as needed) • Review policy of Move/Demo hearings in relation to new dwellings • Hardscaping • Discussion of salvaging demolitions • Discussion of options for house moves

List of additional documents used at the meeting:
1. Draft minutes as listed

Adjournment:
Motion **Motion to Adjourn at 8:28 pm. (Welch)**
Vote Carried unanimously

Submitted by:
Adrian Rodriguez
YouTube link: <https://www.youtube.com/watch?v=gfq46RCU7R0&t=78s>