



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 ~~

Thursday April 13, 2023

Conference Room, 2 Fairgrounds Road & Remote Participation via ZOOM.

Called to order at 1:05 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, Patten

Remote Participants: Coombs, Patten

Absent Members: Thornewill, Dutra

Late Arrivals: Camp (1:08pm)

Early Departures: Oliver (2:08pm)

Adoption of Agenda.

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

Roll- Call Vote Carried 5-0 // Oliver, Coombs, Camp, Welch, and Pohl-aye

I. PUBLIC COMMENT

II. COMMISSIONER'S COMMENTS

V. CONSENT

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Mark Barber	11 S. Valley	Revise existing door	43/137	Mark Barber
Voting	Pohl, Welch, Camp, Coombs, Oliver			
Alternates	Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence.			
Representing	None			
Public	None			
Concerns	No concerns.			
Motion	Motion to Approve. (Welch)			
Roll-call Vote	Carried 5-0// Welch, Camp, Coombs, Oliver and Pohl-aye.		Certificate #	HDC2023-01-(as noted)

V. RATIFY

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. 450 Green Park LLC	2 Stone Alley	Determination	42.3.1/102	Emeritus LTD

Voting Pohl, Welch, Camp, Coombs, Oliver
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence.
 Representing None
 Public None
 Concerns None
 Motion Whereas the Nantucket Historic District Commission has:

1. Previously considered the status of this structure and determined it meets the requirements to be considered significant;
2. affirmed the structure still meets those requirements; and,
3. deemed as appropriate changes proposed under the previously approved submission, that submission known as HDC2021-11-5272 (including attachments thereto).

We now, therefore:

1. Affirm the previously approved changes, which include the following restrictions: That the grade shall be as provided graphically in the drawings, or as portrayed graphically transferred to a 1' contour surveyed drawing, whichever is more restrictive; pilaster(s) at porch to be decreased to match prior existing, with porch façade proportionality compressed; east gable, 2nd floor ganged windows to be replaced w/ (2) #4 windows; and,
2. request originally approved drawings be resubmitted to staff to include the restrictions (incorporated into the drawings), which drawings shall be submitted under a new application.
3. Approve the resubmitted application, subject only to applicant's submission of materials as outlined herein above.

Roll-call Vote Carried unanimously Certificate # **HDC2023-01-(as noted)**

X. OLD BUSINESS 03/21/23

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Laura Bench 01-7798	47 Pleasant St	New garage studio	42.3.3/17	Gryphon Architects

2. Brett Fodiman **10-7279** 111 Surfside Rd As-built MH shingles 80/70 Slacktide
 3. Brett Fodiman **10-7281** 111 Surfside Rd As-built GH shingles 80/70 Slacktide
 4. Brett Fodiman **10-7280** 111 Surfside Rd As built garage shingles 80/70 Slacktide

Voting Pohl, Welch, Coombs, Camp, Oliver
 Alternates Dutra, Thornewill, Patten
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
 Representing None
 Public None
 Concerns Application not opened.
 Motion **Motion to hold for representation.**
 Roll-call Vote Carried 5-0 // Carried unanimously Certificate # **HDC2023-01-(as noted)**

5. 450 Green Park LLC 01-7772	2 Stone Alley	Hardscape	39/24.1	Ahern
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Voting Camp, Coombs, Oliver, Thornewill, Dutra
 Alternates Patten
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
 Representing None
 Public None
 Concerns Application not opened.

Motion **Motion to hold for representation.**
 Roll-call Vote Carried 5-0 // Carried unanimously

Certificate # **HDC2023-01-7772**

XI. NEW BUSINESS 03/28/23

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Nt Boys & Girls Inc	61 Sparks Ave	Roof solar	55/143	SunWind
Voting	Pohl, Welch, Camp, Coombs, Oliver				
Alternates	Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence.				
Representing	Tim Holmes- SunWind				
Public	None				
Concerns	No concerns.				
Motion	Motion to hold for revisions. Southwest side is suggested. (Welch)				
Roll-call Vote	Carried unanimously			Certificate #	HDC2023-01-(as noted)
2.	Nt Boys & Girls Inc	71 Sparks Ave	Roof solar	55/139	SunWind
Voting	Pohl, Welch, Camp, Coombs, Oliver				
Alternates	Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence.				
Representing	Tim Holmes- SunWind				
Public	None				
Concerns	No concerns.				
Motion	Motion to Approve as submitted. (Oliver)				
Roll-call Vote	Carried 4-0// Welch abstained			Certificate #	HDC2023-01-(as noted)
3.	Nt Boys & Girls Inc	89 Pleasant St.	Roof solar	55/141	SunWind
Voting	Pohl, Welch, Camp, Coombs, Oliver				
Alternates	Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence.				
Representing	Tim Holmes- SunWind				
Public	None				
Concerns	No concerns.				
Motion	Motion to Approve. (Camp)				
Roll-call Vote	Carried 4-0// Welch abstained			Certificate #	HDC2023-01-(as noted)
4.	21A Pleasant St LLC	21 Pleasant St	As built foundation work	55.4.1/1	LINK
Voting	Pohl, Welch, Camp, Coombs, Oliver				
Alternates	Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence.				
Representing	Tory Ewing- LINK				
Public	None				
Concerns	No concerns.				
Motion	Motion to view and held for revisions. (Camp)				
Roll-call Vote	Carried unanimously			Certificate #	HDC2023-01-(as noted)

5.	Pour LaTable LLC	2a White Whale	New studio	66/538	Ed Lemberg
Voting	Pohl, Welch, Camp, Coombs, Patten				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, correspondence.				
Representing	Ed Lemberg				
Public	None				
Concerns	No concerns.				
Motion	Motion to Approve through Staff; fenestration to be labeled accordingly. Windows & doors (Welch)				
Roll-call Vote	Carried unanimously			Certificate #	HDC2023-01-(as noted)
6.	Pour LaTable LLC	54 Skyline Dr.	New Dwelling	79/46	Ed Lemberg
Voting	Pohl, Welch, Camp, Coombs, Patten				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, correspondence.				
Representing	Ed Lemberg				
Public	None				
Concerns	No concerns.				
Motion	Motion to Approve. (Welch)				
Roll-call Vote	Carried unanimously			Certificate #	HDC2023-01-(as noted)
7.	Pour LaTable LLC	54 Skyline Dr.	New 3 rd dwelling	79/46	Ed Lemberg
Voting	Pohl, Welch, Camp, Coombs, Patten				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, correspondence.				
Representing	Ed Lemberg				
Public	None				
Concerns	No concerns.				
Motion	Motion to hold for revisions. (Welch)				
Roll-call Vote	Carried unanimously			Certificate #	HDC2023-01-(as noted)
8.	Pour LaTable LLC	54 Skyline Dr.	New studio	79/46	Ed Lemberg
Voting	Pohl, Welch, Camp, Coombs, Patten				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, correspondence.				
Representing	Ed Lemberg				
Public	None				
Concerns	No concerns.				
Motion	Motion to Approve through Staff; fenestration to be labeled accordingly. Windows & doors (Welch)				
Roll-call Vote	Carried unanimously			Certificate #	HDC2023-01-(as noted)
9.	Bartlett Farm LLC	19 Bartlett Farm Rd	Move on garage	65/16.1	SMRD
Voting	Pohl, Welch, Camp, Coombs, Patten				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence.				
Representing	Stephen Roethke- SMRD				
Public	None				
Concerns	No concerns.				
Motion	Motion to Approve as submitted. (Welch)				
Roll-call Vote	Carried unanimously			Certificate #	HDC2023-01-(as noted)

Rest Held-

10. Conway Family	4 Canonicus St	New dwelling	87/116	Val Oliver
11. Conway Family	4 Canonicus St	New garage	87/116	Val Oliver
12. David Baily	83 Sankaty Rd	New Dwelling	48/42	Design Associates
13. David Baily	100 Baxter Rd	Move off building	48/42	Design Associates
14. David Baily	100 Baxter Rd	Move on & Addition	48/42	Design Associates
15. Boathouse Realty	52 Warren's Landing	Historic Determination	38/29	Design Associates
16. Boathouse Realty	52 Warren's Landing	Move structure	38/29	Design Associates
17. Ready RE LLC	17 Cannonbury Lane	New dwelling	73/45	Val Oliver
18. Ready RE LLC	17 Cannonbury Lane	New garage	73/45	Val Oliver
19. Ready RE LLC	17 Cannonbury Lane	New cabana	73/45	Val Oliver
20. Laura Ianetta	7 Paul Jones	Fenestration & chimney	30/68.1	Emeritus LTD

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. NT Property Owner LLC	6 Beach Grass	Rev parking plan	38/860	Linda Williams
2. Sachem Corner LLC 11-7426	1 E. Hallowell Ln	Demo Garage	30/100	Linda Williams
3. David Brownlee 03-8101	81 Main St	Dormer	42.3.4/11	Linda Williams
4. Ashkan Vaziri 01-7692	9 Woodbury Lane	New Dwelling	41/551	Studio Ppark
5. Jason Meldelson	69 Monomoy Rd	New Dwelling	43/102	Studio Ppark
6. Vanessa Halpert 2021-12-5448	73 Burnell St	New pool	49.3.28/1.2	Topham Design
7. 256 Polpis LLC 02-7967	256 Polpis Rd	Move/reno renovation	25/25	Botticelli + Pohl
8. Holly Coburn 01-7695	5 North Beach	New Dwelling	42.4.1/92	Normand Design
9. Joshua Malitsky 01-7857	253 Madaket Rd	Rooftop solar array	59.4/210	AckSmart
10. SheepPond Prop LLC	14-16 Sheep Pond Rd	Add breezeway	63/29	Emeritus LTD

X. OTHER BUSINESS	
Approved Minutes Motion Vote	
Review Minutes	February 23, & March 9, 28, 30 2023.
Other Business	<ul style="list-style-type: none"> Discussion among sitting board members on 9 Sherburne Way vote on partial demolition of existing structure, March 28, 2023. <ul style="list-style-type: none"> Motion to rescind Motion to Amend Something Previously Approved Next HDC Meeting- APRIL 18TH at 4pm *HYBRID & IN-PERSON @ 4 FAIRGROUNDS RD. - COMMUNITY 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:

- Draft minutes as listed

Adjournment:
 Motion **Motion to Adjourn at 2:26pm. (Coombs)**
 Vote Carried unanimously

Submitted by:
 Esmeralda Martinez

YouTube link: <https://www.youtube.com/watch?v=PqoI3nNU30I>
 Nantucket Old Historic District Sconset Old Historic District Madaket Old Village