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, April 21, 2020

This meeting was held via remote participation using ZOOM and YouTube,
Pursuant to Governor Baker’s March 12, 2020 Order Regarding Open Meeting Law

Called to order at 4:30 p.m. and announcements by Mr. Pohl

Staff in attendance: Cathy Flynn, Land Use Specialist; Holly Backus, Preservation Planner
Attending Members: Pohl, Coombs, McLaughlin, Camp (audio only), Oliver, Welch, Watterson, Dutra
Late Arrivals: Dutra, 4:36 p.m.

Agenda adopted by unanimous consent.

I. PUBLIC COMMENT
This meeting not open to public comments

II. CONSENT

<table>
<thead>
<tr>
<th>Property owner name</th>
<th>Street Address</th>
<th>Scope of work</th>
<th>Map/Parcel</th>
<th>Agent</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Neil Brosnan</td>
<td>36 Polpis Road</td>
<td>MH- roof change</td>
<td>54-254</td>
<td>Jim Lydon</td>
</tr>
<tr>
<td>2. 56 Vesper Ln RT</td>
<td>2 Somerset Road</td>
<td>Driveway apron</td>
<td>56-20.2</td>
<td>Robert Anderson</td>
</tr>
<tr>
<td>3. Adagio Investment LLC</td>
<td>11 S Cambridge Street</td>
<td>Add 270 sf to 2nd flr deck</td>
<td>59.4-131</td>
<td>Robert Newman</td>
</tr>
<tr>
<td>4. Laundro ACK, LLC</td>
<td>4 Hanabea Lane</td>
<td>Driveway access</td>
<td>69-15</td>
<td>Emeritus</td>
</tr>
<tr>
<td>5. Jon Walker</td>
<td>112 Wauwinet Road</td>
<td>Relocate 83sf shed</td>
<td>11-20</td>
<td>Permits Plus</td>
</tr>
<tr>
<td>6. Devin Remick (TBD)</td>
<td>27 Allens Lane</td>
<td>310sf addition</td>
<td>67-267</td>
<td>NAG</td>
</tr>
<tr>
<td>7. William Cozort</td>
<td>4 Sparrow Drive</td>
<td>Extend brick drivwy</td>
<td>68-531</td>
<td>Tom Hanlon</td>
</tr>
<tr>
<td>8. Sconset Low Beach Tr</td>
<td>27 Low Beach Road</td>
<td>Garage door color chg</td>
<td>74-37.4</td>
<td>NAG</td>
</tr>
<tr>
<td>9. Greg McKechnie</td>
<td>50 Dukes Road</td>
<td>72sf addition</td>
<td>58-245</td>
<td>Thornewill Design</td>
</tr>
<tr>
<td>10. Thomas Middleton</td>
<td>28 Nonantum Avenue</td>
<td>Roof walk</td>
<td>87-21.1</td>
<td>Trevor Smith</td>
</tr>
<tr>
<td>11. James O’Connor</td>
<td>3 Sand Eel Lane</td>
<td>Fence</td>
<td>67-83.8</td>
<td>Tom Hanlon</td>
</tr>
<tr>
<td>12. Thomas Moore</td>
<td>7 Highland Avenue</td>
<td>Roof change</td>
<td>30-152</td>
<td>Jim Lydon</td>
</tr>
<tr>
<td>13. Nan Isl Land Bank</td>
<td>159 Hammock Pond Road</td>
<td>Rev 67966; wind/door chg</td>
<td>65-28</td>
<td>Brook Meerbergen</td>
</tr>
<tr>
<td>14. Justine Kinghan (TBD)</td>
<td>5 Burnett Street</td>
<td>Roof change</td>
<td>73-42-44</td>
<td>Shukhrat Aziev</td>
</tr>
</tbody>
</table>

Voting
Alternates
Recused
Documentation
Concerns
Motion
Roll-call Vote
Certificate #

Pohl, Coombs, McLaughlin, Camp, Oliver
Welch, Watterson, Dutra
None
None
None
Motion to Approve. (Coombs)
Carried 4/0// Oliver-aye; McLaughlin-abstain; Camp-aye; Coombs-aye; Pohl-aye

Certificate # HDC2020- (as noted)
### III. CONSENT WITH CONDITIONS

**Property owner name** | **Street Address** | **Scope of work** | **Map/Parcel** | **Agent**
--- | --- | --- | --- | ---
1. Nicholas Leo (TBD) | 6 Madaket Road | Rev 73312; enlarge pool | 41-184.1 | KM Designs
2. LMD Investment, LLP 03-0856 | 140/144 Pleasant Street | Heating units | 55-176.1/176.2 | NAG
3. Dan Dunlap 03-0863 | 3 New Hummock Circle | Relocate shed | 56-365 | Waterscapes
4. Mark Liebling Tr 03-0862 | 13 Wigwam Road | Stairs/hot tub/shower | 77-5.7 | Brook Meerbergen
5. Thomas Levin 04-0874 | 234 Madaket Road | Win chgs/LK deck/railing | 59.4-120 | Self

**Voting**
- Pohl, Coombs, McLaughlin, Camp, Oliver
- Dutra
- Recused
- Concerns (time)

**Motion**
- Motion to Approve through staff per noted conditions. (Coombs)

**Roll-call Vote**
- Carried 4/0// Oliver-aye; McLaughlin-abstain; Camp-aye; Coombs-aye; Pohl-aye

### IV. SIGNS

**Property owner name** | **Street Address** | **Scope of work** | **Map/Parcel** | **Agent**
--- | --- | --- | --- | ---
1. Eleish Van Breems 03-0839 | 14 Easy St | Projecting sign | 42.3.1-13 | Self
2. Eleish Van Breems 03-0840 | 14 Easy St | Wall sign | 42.3.1-13 | Self
3. Parchment 03-0836 | 1 New Street, Siasconset | Wall sign | 73.1.3-35 | Self
4. Century House Estate 03-0837 | 10B Cliff Road | Projecting sign | 42.4.4-61 | Emeritus
5. US Reif Marine 02-0640 | 138 Orange Street | Free standing sign | 55-283 | Paul Wolf
6. US Reif Marine 02-0641 | 134 Orange Street | Wall sign | 55-49 | Paul Wolf
7. US Reif Marine 02-0646 | 6 Bayberry Court | Wall sign | 55-706 | Paul Wolf

**Voting**
- Pohl, Coombs, McLaughlin, Camp, Oliver
- Welch, Watterson, Dutra
- None
- Sign design plans, site plan, photos, and advisory comments.

**Concerns (time)**
- Flynn – Sign Advisory recommend all are approvable with no conditions.

**Motion**
- Motion to Approve all signs. (Oliver)

**Roll-call Vote**
- Carried 5/0// Oliver-aye; McLaughlin-aye; Camp-aye; Coombs-aye; Pohl-aye

### V. VOTE TO BE RATIFIED FROM MARCH 10, 2020

**Property owner name** | **Street Address** | **Scope of work** | **Map/Parcel** | **Agent**
--- | --- | --- | --- | ---
1. Judith Cohen Tr 03-0857 | 11 Davis Lane | Move off to 3 Miller Lane | 82-75 | Structures Unlimited

**Voting**
- Welch (acting chair), McLaughlin, Oliver, Dutra
- None
- None
- Welch – Reviewed the motions resulting from the prior meeting.

**Motion**
- Motion to Ratify the move off with no move on. (Dutra)

**Roll-call Vote**
- Carried 4/0// Dutra-aye; Oliver-aye; Certificate # HDC-2020-03-0857
VI. DISCUSSION/VOTE TO AUTHORIZE CHAIR TO SIGN CONSENTS

Voting  
Pohl, Coombs, McLaughlin, Camp, Oliver  

Alternates  
Welch, Watterson, Dutra  

Recused  
None  

Documentation  
N/A  

Concerns (4:52)  
Pohl – Explained this is to ensure that until we reconvene in person, there is no backlog of applications. These are normally approved as a block. Staff would review for the consent and any member may look at them; he would then sign those items. The Consent Agenda approved today dates back to March 15.

Coombs – Can’t we vote for the one time to cover the amount of consents that have gathered since our last meeting?

Staff – The duration is during the COVID19 shut down while officers are not open. Once the meetings start up again, HDC will ratify the votes. Currently, applications are emailed in.

Oliver – An emergency is a different case; doesn’t go with this for regular applications.

Welch – There are members who will want to look at the consent list; suggested proceeding as we did today. We can look at them in advance.

Motion  
No action taken.

Roll-call Vote  
N/A  

VII. OTHER BUSINESS

Approve Minutes  
February 11, 18 & 25, 2020: Motion to Approve. (Coombs)

Roll-call Vote  
Carried 5/0 // Oliver-aye; McLaughlin-aye; Camp-aye; Coombs-aye; Pohl-aye

Review Minutes  
March 3 & 10, 2020

Other Business  
• Mission Statement for Town Website vote: Held

Concerns (5:00)  
Pohl – The plan is to move forward with the “non-controversial” old business items; Ms. Flynn is consulting with Town Counsel on due process. Once we have that opinion, we can look at our old-business agenda and ascertain which items can be pushed through. Right now, applications are not being accepted, so receipt of new business and revisions is shut down.

Flynn – Planning Director Andrew Vorce, said we could either not have a meeting or postpone an item to another meeting. The revised schedule, for ZOOM meetings, is: Monday April 27, May 4, & May 11, and Tuesday May 19, & May 26.

Discussion about the process for taking public comment with ZOOM meetings.

McLaughlin – Asked if he will be able to access and review any application prior to the meeting.

Flynn – Digital versions of applications will continue to be posted on the website for everyone to access prior to the meeting. Explained how applications could be televised during the meeting.

Pohl – He would prefer that Ms. Flynn screen-share applications during meetings versus trusting the applicant to do that.

Pohl – Unless we feel comfortable reviewing old business items, the Monday April 27 ZOOM meeting could be cancelled.

Oliver – She would like to use the scheduled ZOOM meetings to get through “other business.”

Motion  
No action taken.

Roll-call Vote  
N/A  

NAPC CAMP Update

Concerns (5:16)  
Backus – NAPC CAMP was to be at the end of May; they are leaning toward a virtual meeting with the date to be announced. NAPC wants to get feedback from Commissions regarding virtual meetings; she will provide the survey link via email. One NAPC class was to be on disaster recovery; she’s been asked to be on the team to create the CAMP plan for that course.

Motion  
No action needed.

Roll-call Vote  
N/A  

Discussion of Quidnet as part of Sconset Advisory Board review for historic structures: Held
Proposed HDC Minutes for April 21, 2010

- Historic Preservation Guideline/Nantucket Resiliency updates

**Voting** Pohl, Coombs, McLaughlin, Camp, Oliver
**Alternates** Welch, Watterson, Dutra
**Documentation** N/A

**Concerns (8:16)**

**Backus** – She has been in discussion with our consultant for Resilient Nantucket; we were supposed to have our form by the end of March but had to cancel due to COVID19. They are trying to create a virtual form for us. Also, she’s been in discussion with the consultant on the format of these guidelines.

**Welch** – He wants the HDC to weigh in on that to include the draft form; the document will impact HDC decisions for years to come.

**Oliver** –Agrees with Mr. Welch.

**Motion** No action needed.

**Roll-call Vote** N/A

- Time management: Held
- Organizational Focus Committee: Held
- Application pictures: Held
- Roof plans: threshold: Held
- Plans: Scale of Elevations, Floor & Roof Plans: Held
- Application checklist: Differentiation between complex/simple, minimum standards: Held
- Application as Master Sheet: Held
- Discussion of Net Zero Stretch Code and impacts to HDC: Held
- Discussion and update on Nantucket Sidewalk Work Group: Held

**Commission Comments** None

List of additional documents used at the meeting not previously noted:
1. None

**Motion to Adjourn at 5:29 p.m. (Oliver)**
**Roll-call Vote** Carried 5/0 // Oliver-aye; McLauglin-aye; Camp-aye; Coombs-aye; Pohl-aye

Submitted by:
Terry L. Norton

Historic Structures Advisory Board  Sconset Advisory Board  Madaket Advisory Board  Sign Advisory Committee