



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

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Neil Brosnan 03-0850	36 Polpis Road	MH- roof change	54-254	Jim Lydon
2. 56 Vesper Ln RT 03-0848	2 Somerset Road	Driveway apron	56-20.2	Robert Anderson
3. Adagio Investment LLC 03-0859	11 S Cambridge Street	Add 270 sf to 2 nd flr deck	59.4-131	Robert Newman
4. Laundro ACK, LLC 03-0854	4 Hanabea Lane	Driveway access	69-15	Emeritus
5. Jon Walker 03-0867	112 Wauwinet Road	Relocate 83sf shed	11-20	Permits Plus
6. Devin Remick 04-0881	27 Allens Lane	316xf addition	67-267	NAG
7. William Cozort 04-0876	4 Sparrow Drive	Extend brick drvwy	68-531	Tom Hanlon
8. Sconset Low Beach Tr. 04-0880	27 Low Beach Road	Garage door color chg	74-37.4	NAG
9. Greg McKechnie 03-0864	50 Dukes Road	72sf addition	58-245	Thornewill Design
10. Thomas Middleton 03-0860	28 Nonantum Avenue	Roof walk	87-21.1	Trevor Smith
11. James O'Connor 04-0875	3 Sand Eel Lane	Fence	67-83.8	Tom Hanlon
12. Thomas Moore 03-0866	7 Highland Avenue	Roof change	30-152	Jim Lydon
13. Nan Isl Land Bank 03-0861	159 Hummock Pond Road	Rev 67966; wind/door chg	65-28	Brook Meerbergen
14. Justine Kinghan 04-0878	5 Burnell Street	Roof change	73.4.2-44	Shukhrat Aziev

Voting Pohl, Coombs, McLaughlin, Camp, Oliver

Alternates Welch, Watterson, Dutra

Recused None

Documentation None

Concerns None

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

Roll-call Vote Carried 4/0// Oliver-aye; McLaughlin- Certificate # **HDC2020- (as noted)**
 abstain; Camp-aye; Coombs-aye; Pohl-aye

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. Nicholas Leo 04-0879	6 Madaket Road	Rev 73312; enlarge pool	41-184.1	KM Designs
• Pool must not be visible at time of inspection and in perpetuity				
2. LMD Investment, LLP 03-0856	140/144 Pleasant Street	Heating units	55-176.1/176.2	NAG
• Screening to be maintained				
3. Dan Dunlap 03-0863	3 New Hummock Circle	Relocate shed	56-365	Waterscapes
• Pictures of the shed indicating the cardinal points				
4. Mark Liebling Tr 03-0862	13 Wigwam Road	Stairs/hot tub/shower	77-5.7	Brook Meerbergen
• Due to lack of visibility				
5. Thomas Levin 04-0874	234 Madaket Road	Win chgs/LK deck/railing	59.4-120	Self
• Due to lack of visibility				
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Watterson,			
Recused	Dutra			
Documentation	None			
Concerns (time)	None			
Motion	Motion to Approve through staff per noted conditions. (Coombs)			
Roll-call Vote	Carried 4/0//	Oliver-aye; McLaughlin-	Certificate #	HDC-2020-(as noted)
	abstain; Camp-aye; Coombs-aye; Pohl-aye			

IV. SIGNS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
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, Siasconet	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			
Alternates	Welch, Watterson, Dutra			
Recused	None			
Documentation	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;	Certificate #	HDC-2020-(as noted)
	Camp-aye; Coombs-aye; Pohl-aye			

V. VOTE TO BE RATIFIED FROM MARCH 10, 2020

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
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			
Alternates	None			
Recused	None			
Documentation	None			
Concerns	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
	McLaughlin-aye; Welch-aye			

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 Certificate #

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	<ul style="list-style-type: none"> • Mission Statement for Town Website vote: Held

- Discussion of meeting schedule for April and May 2020

Voting Pohl, Coombs, McLaughlin, Camp, Oliver
 Alternates Welch, Watterson, Dutra
 Documentation Revised meeting schedule
 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

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

HDC Minutes for April 21, 2010, adopted May 4

- Historic Preservation Guideline/Nantucket Resiliency updates

Voting Pohl, Coombs, McLaughlin, Camp, Oliver

Alternates Welch, Watterson, Dutra

Documentation N/A

Concerns (5:16) **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
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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; McLaughlin-aye; Camp-aye; Coombs-aye; Pohl-aye

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Scoset Advisory Board

Madaket Advisory Board

Sign Advisory Committee