HDC Minutes for April 21, 2010, adopted May 4

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

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-abstain; Camp-aye; Coombs-aye; Pohl-aye

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

<table>
<thead>
<tr>
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<tr>
<td>Nicholas Leo 04-0879</td>
<td>6 Madaket Road</td>
<td>Rev 73312; enlarge pool</td>
<td>41-184.1</td>
<td>KM Designs</td>
</tr>
<tr>
<td>LMD Investment, LLP 03-0866</td>
<td>140/144 Pleasant Street</td>
<td>Heating units</td>
<td>55-176.1/176.2</td>
<td>NAG</td>
</tr>
<tr>
<td>Dan Dunlap 03-0863</td>
<td>3 New Hummock Circle</td>
<td>Relocate shed</td>
<td>56-365</td>
<td>Waterscapes</td>
</tr>
<tr>
<td>Mark Liebling Tr 03-0862</td>
<td>13 Wigwam Road</td>
<td>Stairs/hot tub/shower</td>
<td>77-5.7</td>
<td>Brook Meerbergen</td>
</tr>
<tr>
<td>Thomas Levin 04-0874</td>
<td>234 Madaket Road</td>
<td>Win chgs/LK deck/railing</td>
<td>59.4-120</td>
<td>Self</td>
</tr>
</tbody>
</table>

- Pool must not be visible at time of inspection and in perpetuity
- Screening to be maintained
- Pictures of the shed indicating the cardinal points
- Due to lack of visibility

Voting: Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates: Welch, Watterson, Dutra
Recused: None
Documentation: None
Concerns (time): None

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
Certificate # HDC-2020-(as noted)

IV. SIGNS

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<tr>
<td>Eleish Van Breems 03-0839</td>
<td>14 Easy St</td>
<td>Projecting sign</td>
<td>42.3.1-13</td>
<td>Self</td>
</tr>
<tr>
<td>Eleish Van Breems 03-0840</td>
<td>14 Easy St</td>
<td>Wall sign</td>
<td>42.3.1-13</td>
<td>Self</td>
</tr>
<tr>
<td>Parchment 03-0836</td>
<td>1 New Street, Siasconet</td>
<td>Wall sign</td>
<td>73.1.3-35</td>
<td>Self</td>
</tr>
<tr>
<td>Century House Estate 03-0837</td>
<td>10B Cliff Road</td>
<td>Projecting sign</td>
<td>42.4.4-61</td>
<td>Emeritus</td>
</tr>
<tr>
<td>US Reif Marine 02-0640</td>
<td>138 Orange Street</td>
<td>Free standing sign</td>
<td>55-283</td>
<td>Paul Wolf</td>
</tr>
<tr>
<td>US Reif Marine 02-0641</td>
<td>134 Orange Street</td>
<td>Wall sign</td>
<td>55-49</td>
<td>Paul Wolf</td>
</tr>
<tr>
<td>US Reif Marine 02-0646</td>
<td>6 Bayberry Court</td>
<td>Wall sign</td>
<td>55-706</td>
<td>Paul Wolf</td>
</tr>
</tbody>
</table>

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 to Approve all signs. (Oliver)
Roll-call Vote: Carried 5/0// Oliver-aye; McLaughlin-aye; Camp-aye; Coombs-aye; Pohl-aye
Certificate # HDC-2020-(as noted)

V. VOTE TO BE RATIFIED FROM MARCH 10, 2020

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<tbody>
<tr>
<td>Judith Cohen Tr 03-0857</td>
<td>11 Davis Lane</td>
<td>Move off to 3 Miller Lane</td>
<td>82-75</td>
<td>Structures Unlimited</td>
</tr>
</tbody>
</table>

Voting: Welch (acting chair), McLaughlin, Oliver, Dutra
Alternates: None
Recused: None
Documentation: None
Concerns: Welch – Reviewed the motions resulting from the prior meeting.

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 #:
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

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  Sconset Advisory Board  Madaket Advisory Board  Sign Advisory Committee