



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 23, 2019

Public Safety Facility, 4 Fairgrounds Road, Training Room – 5:00 p.m.

Called to order at 5:01 p.m. and announcements by Ms. Coombs

Staff in attendance: John Hedden, HDC Compliance Coordinator; Terry Norton, Town Minutes Taker
Attending Members: Coombs (acting chair), McLaughlin, Camp, Oliver, Welch, Watterson, Dutra
Absent Members: Pohl
Late Arrivals: Dutra, 5:07 p.m.
Early Departures: None

Agenda approved by unanimous consent.

I. PUBLIC COMMENT

None

II. CONSENT

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map-Parcel</u>	<u>Agent</u>
1.	22 New Street, LLC – 72271	22 New Street	Shed move on-site; hards/deck	55-45	Tidal Henry
2.	Dussault, David – 72272	42 S. Shore Road	Roof change	80-117	Self
3.	Cummings, Dan – 72273	32 Crooked Lane	Hardscape/drivwy	41-331	Atlantic Lndscp
4.	Roberts, Linda – 72274	41 Surfside Road	Window/door replcmnt	55-439	Val Oliver
5.	Magnus, Nicolin – 72275	6 Brier Patch Lane	Chimney revision	21-136	NAG
6.	Cygnat Nominee Trust – 72276	97 Sankaty Road	Shed	49-94	Self
7.	Leddy, Kerry Ann – 72277	4 Van Fleet Circle	Rev. 57977: no dormer	91-111	Val Oliver
8.	Ottaviano, Mary – 72278	13 North Star Lane	Replace garage door	30-206	Val Oliver
9.	Chandani, LLC – 72279	52 Lovers Lane	Shed	79-81	Val Oliver
10.	46 Shimmo Pond Rd N.T. – 72280	46 Shimmo Pond Road	Rev. 71806: MH shing rail	43-77	Emeritus
11.	Cohen, Bruce – 72281	32 Cliff Road	Shed demolition	42.4.4-37.1	Steve Roethke
12.	Yates, Chris – 72282	5 Sparks Avenue	Patio	55-179	Mark Lombardi
13.	Urban, Jocelyn – 72283	51 Cliff Road	Garage door hinge change	30-62	Self
14.	NIR Retail, LLC – 72284	2 E. Chestnut Street	Rev. 71429: door	42.3.1-9.2	E. McMorrow
15.	262 Polpis, N.T. – 72285	262 Polpis Road	Pump house window change	25-1	M. Cutone Archit
16.	262 Polpis, N.T. – 72286	262 Polpis Road	Boat House window change	25-1	M. Cutone Archit
17.	Matson, Carol – 72287	30 Tashama Lane	Garage	55-455	Val Oliver
18.	Habitat for Humanity – 72288	3 Waitt Drive	Rev. 69839: stoops	67-919	Concept Design
19.	United Parcel Service – 72289	143 Old South Road	Dormer/loading door	78-1.1	Concept Design
20.	Yates, Linda – 72290	21 Derrymore Road	Rev. 71723: relocate house	41-117	S. Metz Design
21.	Miller, David – 72291	40 Warrens Landing	Remove chimney	3845	Nantucket Prop.
22.	Harris, Nancy – 72292	7 Arkansas Avenue	Wood roof	59.4-217	Val Oliver
23.	Hughes, Charles – 72293	17 Newtown Road	Rev. 71490: bay under roof	55-74.1	Val Oliver
24.	132 Surfside, LLC – 72294	132 Surfside Road	Garage	80-252	Val Oliver
25.	Belichick, William – 72295	38 Shell Street	Driveway apron	73.1.4-52	Botticelli & Pohl
26.	Heasley, Maureen – 72296	116 Polpis Road	Rev. 70956: 2 nd dwelling	44-4	Emeritus
27.	Lee, Jeff – 72297	9 Aurora Way	Rev. 72140: window	56-450	Design Assoc.
28.	Munn, Douglas – 72298	6 Sconset Avenue	Shed	49.3.2-12	Self
29.	Philbrick, Melissa – 72299	4 Silver Street	Hardscape	55.4.1-166	Permits Plus
30.	Philbrick, Melissa – 72300	4 Silver Street	Exterior stairs	55.4.1-166	Permits Plus
31.	Valos, Theodorakos – 72301	48 Centre Street	Rmve vent at chimney	42.3.1-1	E.McMorrow
32.	Rowland, Mickey – 72302	2 Cottage Court	Rev. 71108: chimney	55.4.1-91	Self
33.	Rowland, Mickey – 72303	2 Cottage Court	Hardscape revisions	55.4.1-91	Self
34.	Bender, Steve – 72304	73 Orange Street	Bsmnt egress/window	55.4.1-168	NAG
35.	Seventeen BR Property, LLC – 72305	1 Low Beach Road	Rev. 72129: add stairs, wdws	73.3.2-27	Botticelli & Pohl

36. Hohlt, Richard – 70306	121 Madaket Road	Rev. 70905: remove deck	40-601	Botticelli & Pohl
37. Moran, Terrance – 72307	72 Millbrook Road	Rev. 71725: windows	57-4	Botticelli & Pohl
Voting	Coombs, McLaughlin, Camp Welch			
Alternates	None			
Recused	Oliver, Watterson			
Documentation	None			
Representing	None			
Public	None			
Concerns	No concerns.			
Motion	Motion to Approve. (Camp)			
Vote	Carried 3-0//McLaughlin abstain		Certificate #	72271 to 72307

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.	Rob Troxell Trust – 72309	6 Eagle Lane	Shingle to clapboard fascade	55.4.1-124	Self
•	Dormer to remain shingled.				
2.	Gustaveson, Roy – 72310	11 Vestal Street	A/C units, fence	42.3.3-171	B. Meerbergen
•	Plant screening to remain in front of condensers for additional screening.				
3.	Day, Hunter – 72311	10 Perry Lane	Shed	67-425.1	Justin Belliveau
•	1/4 Scale drawings to be submitted and door brackets to be on inside of door.				
4.	Tornovish, Steve – 72312	2 Doc Ryder Drive	Deck	66-221	WCBC
•	Deck to extend a maximum of 8' off of house.				
5.	Heasley, Maureen – 72313	116 Polpis Road	Rev. 71677: pool house	44-4	Emeritus
•	Due to lack of visibility.				
6.	Dussault, David – 72314	42 South Shore Road	Hardscape-pool	80-117	Atlantic Lndscp
•	Existing vegetation along South Shore Road to remain and additional plant screening to be added if pool is visible after installation.				
7.	Whiteley, Timothy Tr. – 72315	3 White Hart Lane	Outdoor shower	80-84	NAG
•	Due to lack of visibility.				
8.	Greenberg, Jeffrey – 72316	20 Orange Street	New AC condensers	42.3.2-70	Reid Builders
•	Due to lack of visibility.				
Voting	Coombs, McLaughlin, Camp, Oliver, Watterson				
Alternates	Welch				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns	No additional concerns.				
Motion	Motion to Approve through staff per noted conditions. (Oliver)				
Vote	Carried 4-0//McLaughlin abstain		Certificate #	72309 to 72316	

IV. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map-Parcel</u>	<u>Agent</u>
1.	Brewster Equities, LLC	12B Oak Street	Projecting sign	42.4.2-27	BPC
Voting	Coombs, McLaughlin, Camp, Oliver, Welch				
Alternates	Watterson				
Recused	None				
Documentation	Sign design plans, site plan, photos, and advisory board comments.				
Representing	None				
Sign Advisory	Kevin Kuester , Sign Advisory Committee – Recommend this should be held for representation.				
Concerns	No comments at this time.				
Motion	Motion to Hold per SAC recommendation. (Oliver)				
Vote	Carried 5-0		Certificate #		
2.	Nantucket Realty Trust	130 Pleasant Street	Wall sign	55-164	Jill Viselli
Voting	Coombs, McLaughlin, Camp, Oliver, Welch				
Alternates	Watterson				
Recused	None				
Documentation	Sign design plans, site plan, photos, and advisory board comments.				
Representing	None				
Sign Advisory	Kevin Kuester , Sign Advisory Committee – Recommend approvable per SAC comments.				
Concerns	No additional concerns.				
Motion	Motion to Approve through staff per SAC comments. (Welch)				
Vote	Carried 5-0		Certificate #	72317	

3. VTT Management	5 Sparks Avenue	Wall sign	55-636	Chris Yates
Voting	Coombs, McLaughlin, Camp, Oliver, Welch			
Alternates	Watterson			
Recused	None			
Documentation	Sign design plans, site plan, photos, and advisory board comments.			
Representing	None			
Sign Advisory	Kevin Kuester , Sign Advisory Committee – Recommend approvable per SAC comments.			
Concerns	No additional concerns.			
Motion	Motion to Approve through staff per SAC comments. (Welch)			
Vote	Carried 5-0	Certificate #	72318	

4. N.I.R., Retail LLC	22 Center Street	Projecting sign	42.3.1-165	Nathan Skerritt
Voting	Coombs, McLaughlin, Camp, Oliver, Welch			
Alternates	Watterson			
Recused	None			
Documentation	Sign design plans, site plan, photos, and advisory board comments.			
Representing	None			
Sign Advisory	Kevin Kuester , Sign Advisory Committee – Recommend approvable per SAC comments.			
Concerns	No additional concerns.			
Motion	Motion to Approve through staff per SAC comments. (Welch)			
Vote	Carried 5-0	Certificate #	72319	

V. OLD BUSINESS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map-Parcel</u>	<u>Agent</u>
1. Willse, David	1 Sunset Ridge	Pergola, trellis, & patio	73.4.2-83.1	Greyson Keller
Voting	Coombs, McLaughlin, Camp, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, photos, and advisory board comments.			
Representing	Greyson Keller – We have consent to remove the shed; this is the landscaping.			
Public	None			
Concerns (5:05)	Camp – The vegetation was to hide the retaining; the vegetation is gone. The railroad-tie wall is on Main Street and is inappropriate; she wants to ensure they aren't visible. Not sure the trellis on the pergola is appropriate. Oliver – No concerns. McLaughlin – No concerns. Welch – Suggested that the original file be pulled, in respect to the visibility of the retaining wall. The retaining wall on the plan is different than what exists, the plan shows an extra tier of timbers.			
Motion	Motion to Approve subject to retaining wall not changing and screening in perpetuity. (Welch)			
Vote	Carried 4-0//Camp abstain	Certificate #	72320	

2. K225, LLC	65 Centre Street	New dwelling	42.4.3-16	Linda Williams
Voting	Coombs, Camp, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.			
Representing	Linda Williams – Reviewed changes made per previous concerns. We can eliminate or reduce the heavy trim to have all windows at the same header height. Juraj Bencat, JB Studio			
Public	None			
Concerns (5:15)	Camp – She thinks this is fine; the windows seem visually taller than she expected and would prefer they be more vertical. Welch – He has no comments in addition to his prior comments. Coombs – She thinks it will look more like a porch.			
Motion	Motion to Approve through staff with the porch window trim reduced by four inches. (Camp)			
Vote	Carried 2-1//Welch opposed	Certificate #	72321	

3. Jemison, Steve	9 West Chester Street	Rev. 70107: dormer, winds	42.4.3-12	JB Studio
Voting	Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Watterson, Dutra			
Recused	None			
Documentation	None			
Representing	Juraj Bencat , JB Studio - Asked this be held.			
Public	None			
Concerns (5:20)	Not opened at this time.			
Motion	Motion to Hold at applicant's request. (Camp)			
Vote	Carried 5-0	Certificate #		
4. Breen, Aileen	7 West Chester Street	Driveway	42.4.3-13	Mark Lombardi
Voting	Coombs, Camp, Oliver, Welch, Dutra			
Alternates	None			
Recused	McLaughlin			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Linda Williams – Said she checked and the tree is not a Town tree. Reviewed the plan. The wall is “sort of” brick. Feels the parking should be no more than 14 feet wide.			
Public	None			
Concerns (5:21)	<p>Camp – It would be helpful to have an image of what it looks like from West Chester Street. The drive, walk, and wall are brick and the stairs and deck are wood; she'd prefer a play of a stone wall and steps with brick.</p> <p>Oliver – The driveway is wide then narrows; take the brick out of the right side.</p> <p>Dutra – Agrees about stone versus wood. Suggested a curve for the driveway cut-off.</p> <p>Welch – Tapering the right side of the drive would be appropriate. As a single parking space, it should be no more than 12 feet wide. The minimum parking required is 12wX20; a jeep is 6'7" wide.</p> <p>Coombs – Agrees about the stone steps and wall and reducing the driveway width at the jog.</p>			
Motion	Motion to Approve through staff with the additive curvature on the right of the drive planted out and the retaining wall and steps to be stone and the brick portion of the drive no more than 12 feet wide, per Exhibit A. (Welch)			
Vote	Carried 5-0	Certificate #	72322	
5. Norris, Mark	31 Pilgrim Road	Rev. 69408: outdoor shower	41-97	Self
Voting	Coombs, McLaughlin, Camp, Oliver, Watterson			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Linda Williams – Redid the drawings and plans. Claims this is not visible; reviewed her photos supporting her assertion. Asked this be put back on the view list.			
Public	None			
Concerns (5:37)	<p>Oliver – She has photos from the road with the shower visible if not blatant. This shower is huge with the boards running horizontally.</p> <p>McLaughlin – The boards should be vertical. This was built without a permit, and the applicant should be fined.</p> <p>Coombs – The building permit is still open; we don't issue fines when permits are open.</p>			
Motion	Motion to View. (McLaughlin)			
Vote	Carried 5-0	Certificate #		
6. Kilmartin, John	11 New Mill Street	Addition	55.4.4-87	Topham Design
Voting	Coombs, McLaughlin, Camp, Oliver, Welch			
Alternates	Watterson			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory board comments.			
Representing	Joe Topham , Topham Design – Reviewed changes made per previous concerns.			
Public	None			
Concerns (5:46)	<p>Oliver – What is evident is that the addition eave line is higher than the existing old house; it could be brought down to meet the porch roof.</p> <p>Camp – Agrees with Ms. Oliver about the addition eave line; it should look subordinate to the main mass. The dormer takes away from the historic roof line; it should be eliminated with the trim line going all the way across.</p> <p>Welch – Agrees with Ms. Oliver; right now, it reads as a townhouse set up. Suggested lowering the mass so there is an interior step down. The addition fascia is above the main structure fascia.</p> <p>McLaughlin – The schedule says, “fixed awning.”</p>			
Motion	Motion to Hold for revisions. (Camp)			
Vote	Carried 5-0	Certificate #		

7.	Steven L. Cohen, Trustee	7 Hinkley Lane	Rev. 70479: new dwelling	30-170.1	Workshop APD
Voting	Coombs, McLaughlin, Camp, Dutra				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Andrew Kotchen , Workshop APD – Can't do the stone gable ends; convert to white painted shiplap with pargetted grey chimney.				
Public					
Concerns (5:54)	<p>Camp – Reading from afar, the white will read modern; option 2 with natural to weather shiplap would read as shingle.</p> <p>Dutra – He has no concerns with the preferred option.</p> <p>McLaughlin – A-2.01 bottom left looks like garage doors. (in the courtyard). Doesn't think this structure should have been approved.</p> <p>Coombs – She has no concerns; this is appropriate for a house.</p>				
Motion	Motion to Approve Option 2: natural to weather siding on the gables and chimneys pargetted. (Camp) Not carried.				
	Motion to Approve Option 1: white siding on the gables and pargetted chimneys. (Coombs)				
Vote	Carried 3-0//McLaughlin abstain		Certificate #	72323	
8.	Steven L. Cohen, Trustee	7 Hinkley Lane	Rev. 70480: new 2 nd dwelling	30-170.1	Workshop APD
Voting	Coombs, McLaughlin, Camp, Dutra				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Andrew Kotchen , Workshop APD – Same change to white shiplap. This is not visible.				
Public	None				
Concerns (6:06)	<p>McLaughlin –Doesn't think this structure should have been approved.</p> <p>Others have no concerns.</p>				
Motion	Motion to Approve as submitted. (Dutra)				
Vote	Carried 3-0//McLaughlin abstain		Certificate #	72324	
9.	Steven L. Cohen, Trustee	7 Hinkley Lane	Rev. 70481: garage	30-170.1	Workshop APD
Voting	Coombs, McLaughlin, Camp Welch, Dutra				
Alternates	Watterson				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Andrew Kotchen , Workshop APD – Presented project.				
Public	None				
Concerns (6:08)	<p>McLaughlin –Doesn't think this structure should have been approved.</p> <p>Others have no concerns.</p>				
Motion	Motion to Approve as submitted. (Camp)				
Vote	Carried 4-0//McLaughlin abstain.		Certificate #	72325	
10.	Steven L. Cohen, Trustee	7 Hinkley Lane	Rev. 70482: studio	30-170.1	Workshop APD
Voting	Coombs, McLaughlin, Camp Welch, Dutra				
Alternates	Watterson				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Andrew Kotchen , Workshop APD – Presented project.				
Public	None				
Concerns (6:11)	<p>McLaughlin –Doesn't think this structure should have been approved.</p> <p>Others have no concerns.</p>				
Motion	Motion to Approve subject to lack of visibility. (Welch)				
Vote	Carried 4-0//McLaughlin abstain.		Certificate #	72326	
11.	Rothbard, Robert	3 Brooks Farm Road	Rev. 67898: house	41-222.7	CWA
Voting	Coombs, McLaughlin, Camp, Oliver, Dutra				
Alternates	Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Chip Webster , Chip Webster Associates – Reviewed changes made per previous concerns.				
Public					
Concerns (6:13)	<p>McLaughlin – North elevation, the 2nd-floor center has a piece that looks arched; should match the rest.</p>				
Motion	Motion to Approve as submitted. (Camp)				
Vote	Carried 4-0//McLaughlin abstain.		Certificate #	72327	

VI. NEW BUSINESS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map-Parcel</u>	<u>Agent</u>
1.	Biondi, Julie	70 Orange Street	Relocate shed	55.4.1-88	Topham Design
2.	Biondi, Julie	70 Orange Street	Renovations	55.4.1-88	Topham Design
	Voting	Coombs, McLaughlin, Camp, Oliver, Welch			
	Alternates	Watterson, Dutra			
	Recused	None			
	Documentation	None			
	Representing	Joe Topham , Topham Design – Asked these be held.			
	Public	None			
	Concerns (5:53)	Not opened at this time.			
	Motion	Motion to Hold at applicant's request. (Oliver)			
	Vote	Carried 5-0	Certificate #		
3.	Carlton Neel, et al.	84 Pocomo Road	Demo house	15-90	CWA
	Voting	Coombs, McLaughlin, Camp, Oliver, Welch			
	Alternates	Watterson, Dutra			
	Recused	None			
	Documentation	Architectural elevation plans, site plan, correspondence, and photos.			
	Representing	Chip Webster , Chip Webster Associates – This is in too poor condition to be renovated; he thinks it was a kit house. We have accurate drawings and photographic documentation of the existing.			
	Public	None			
	Concerns (6:19)	Coombs – Read into the record a letter of opposition from Nantucket Preservation Trust. She would appreciate the historic information be recorded. Welch – He recalls that the house was a kit house on top of a country block. By virtue of the fact it is being replicated and difficult to see from the road and the harbor, he thinks it is appropriate to demolish. Agrees any additional documentation along with photos and drawings be submitted in digital form. Camp – Agrees with Ms. Coombs and Mr. Welch.			
	Motion	Motion to Approve through staff with additional historic documentation, 3-D model, photos, drawings submitted in digital and paper form. (Camp)			
	Vote	Carried 5-0	Certificate #	72328	
4.	Carlton Neel, et al.	84 Pocomo Road	New dwelling	15-90	CWA
	Voting	Coombs, McLaughlin, Camp, Oliver, Welch			
	Alternates	Watterson, Dutra			
	Recused	None			
	Documentation	Architectural elevation plans, site plan, and photos.			
	Representing	Chip Webster , Chip Webster Associates – Presented project; the previous HDC approval was for renovation of the existing; this replicates that.			
	Public	None			
	Concerns (6:34)	Welch – He has no concerns but suggest there be a set of drawings that would indicate any modifications relative to the existing structure be submitted into the file in paper and digital format. McLaughlin – A policy is no more than 50% fenestration; this exceeds that. Would like to view this. Confirmed this is replicating what is existing. Camp – She has no concerns. Oliver – No concerns. Coombs – If you change the fenestration in this, it won't replicate the existing.			
	Motion	Motion to Approve as submitted through staff with documentation be submitted in paper and digital format. (Camp)			
	Vote	Carried 4-0//McLaughlin abstain	Certificate #	72329	
5.	Coffin, Mitchell	230 Milestone Road	Ground solar	72-1	Karen Alence
	Voting	Coombs, McLaughlin, Camp, Oliver, Watterson			
	Alternates	Welch, Dutra			
	Recused	None			
	Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.			
	Representing	Karen Alence , Cotuit Solar – Presented project; this property is registered as a farm.			
	Public	None			
	Concerns (6:42)	No concerns.			
	Motion	Motion to Approve as submitted. (Watterson)			
	Vote	Carried 5-0	Certificate #	72330	

6.	Petkov, Miko	42 Mary Ann Drive	Fence	68-964	Self
Voting	Coombs, McLaughlin, Camp, Oliver, Dutra				
Alternates	Watterson				
Recused	(Welch out of the room)				
Documentation	Landscape design plans, site plan, photos.				
Representing	Ben Normand , Rowland & Associates – Presented project.				
Public	None				
Concerns (6:45)	No concerns.				
Motion	Motion to Approve as submitted. (Camp)				
Vote	Carried 5-0		Certificate #	72330A	
7.	Emery, Chris	7 West Way	New dwelling	38-135	B.Meerbergen
Voting	Coombs, McLaughlin, Camp, Oliver, Dutra				
Alternates	Welch, Watterson				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Brook Meerbergen – Presented project.				
Public	None				
Concerns (6:48)	Coombs – Read MAB comments: no concerns. No concerns.				
Motion	Motion to Approve as submitted. (Oliver)				
Vote	Carried 5-0		Certificate #	72331	
8.	Emery, Chris	7 West Way	New 2 nd dwelling	38-135	B.Meerbergen
Voting	Coombs, McLaughlin, Camp, Oliver, Dutra				
Alternates	Welch, Watterson				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and correspondence.				
Representing	Brook Meerbergen – Presented project; east elevation is not visible.				
Public	None				
Concerns (6:54)	Coombs – Read MAB comments: no concerns. Oliver – No concerns Camp – Would prefer the picture window be a large plate window with no transoms. Dutra – The window is on the back and not visible. McLaughlin – This has 7 awnings windows; those should be fixed or hoppers per policy.				
Motion	Motion to Approve as submitted. (Camp)				
Vote	Carried 4-1//McLaughlin opposed		Certificate #	72332	
9.	Emery, Chris	7 West Way	New studio	38-135	B.Meerbergen
Voting	Coombs, McLaughlin, Camp, Oliver, Dutra				
Alternates	Welch, Watterson				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and correspondence.				
Representing	Brook Meerbergen – Presented project.				
Public	None				
Concerns (7:00)	Coombs – Read MAB comments: no barnboard in Fisher’s Landing; should be shingled. Oliver – She agrees with MAB; the barnboard will be an anomaly in that area. Okay with the design, not the material. Dutra – He’s likes the board and batten; he’s concerned with the metal standing-seam roof. Camp – It’s a stretch to do the metal roof and not sure about the board and batten siding. McLaughlin – He’s opposed to the metal roof. Coombs – The materials don’t conform to the area of Fisher’s Landing; there aren’t many “quirky” structures.				
Motion	Motion to Approve through staff with the sidewall and roof to match the house and cottage. (Oliver)				
Vote	Carried 5-0		Certificate #	72333	
10.	Ward, Sarah	69 South Shore Road	Garage/apartment	80-303	Thornewill Dsgn
Voting	Coombs, McLaughlin, Camp, Oliver, Welch				
Alternates	Watterson, Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Luke Thornewill , Thornewill Design – Presented project.				
Public	None				
Concerns (7:09)	McLaughlin – The 2 nd -floor deck should be pulled back to 8 feet per <i>Building with Nantucket in Mind</i> . Welch – The balusters look more than 4” apart. That refers to free-standing decks; this is imbedded in a roof. No others have concerns.				
Motion	Motion to Approve as submitted. (Welch)				
Vote	Carried 5-0		Certificate #	72334	

11. Metz, Sophie	34 Madaket Road	Rev. 62343: deck/wndw/door	41-317	Self
Voting	Coombs, McLaughlin, Camp, Oliver, Watterson			
Alternates	Welch, Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Sophie Metz , Sophie Metz Design, owner – Presented project; there is a drafting error.			
Public	None			
Concerns (7:14)	No concerns.			
Motion	Motion to Approve through staff with the door drawn correctly. (Oliver)			
Vote	Carried 5-0	Certificate #	72335	
12. Hunter, William	3 Sleetwing Circle	Revision, trim material	74-27	NAG
Voting	Coombs, McLaughlin, Camp, Oliver, Welch			
Alternates	Watterson, Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Steve Theroux , Nantucket Architectural Group – Presented project; he was told to apply and present.			
Public	None			
Concerns (7:20)	<p>Oliver – We don't have a policy on this.</p> <p>Coombs – We can't make a decision until we have some sort of guidance. Wants to know the life span of this material.</p> <p>Welch – For the record, he protests; this is an application and should be discussed on its relative merits. We should have a sample for review and a 6-foot painted sample. It will age and patina like wood; this isn't PVC or Azak.</p> <p>Camp – She understands the desire to use it, but Sleetwing Circle is 'Sconset and this will be seen. Would like to discuss the use of this material at a Thursday meeting. This is an extremely uniform material.</p> <p>McLaughlin – Asked about the material. He doesn't have a lot of concern about use outside the old historic district. He'd like to see a sample of the material.</p>			
Motion	Motion to Hold for further information and a 6-foot long painted sample of the material. (Coombs)			
Vote	Carried 5-0	Certificate #		
13. American Legion	21 Washington Street	Staircase	42.3.1-40	Doug Scholm
Voting	Coombs, Camp, Oliver, Watterson, Dutra			
Alternates	Welch			
Recused	McLaughlin			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory board comments.			
Representing	Doug Scholm , presented project. – Stated the back of the Whaling Museum has the same type of staircase being proposed. Terry Norton, Adjutant American Legion Post 82 (Minutes taken by John Hedden)			
Public	McLaughlin – Stated Terry Norton is an officer of the Legion and made compliments of her service.			
Concerns (7:35)	<p>Coombs – Read HSAB comments. Read letter from Nantucket Preservation Trust written by Michael May. Asked if there are any other staircases with hot dipped galvanized stairs.</p> <p>Dutra – Questioned the use of metal for the staircase.</p> <p>Oliver – Wants to view the type of metal to be used.</p> <p>Camp – Agrees with Oliver. Wants to view the staircase behind the Whaling Museum.</p>			
Motion	Motion to hold for a viewing. (Oliver)			
Vote	Carried 5-0	Certificate #		
14. 3 Shimmo Pond Road, LLC	3 Shimmo Pond Road	Main house revisions	54-259	M.Cutone Archt
Voting	Coombs, McLaughlin, Camp, Oliver, Watterson			
Alternates	Welch, Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Mark Cutone , Mark Cutone Architects – Presented project.			
Public	None			
Concerns (7:46)	<p>(7:07) Motion to Hold for representation. (Oliver) Carried unanimously</p> <p>Camp – West elevation needs another window on the second floor. Preferred the previously approved front door.</p> <p>Oliver – Agrees with Ms. Camp.</p> <p>McLaughlin – No comments.</p> <p>Watterson – Agrees with Ms. Camp.</p> <p>Coombs – Also agrees. North elevation, would like the shed dormer windows to be spread out.</p>			
Motion	Motion to Approve through staff with keeping the previously approved front door. (Camp)			
Vote	Carried 5-0	Certificate #	72336	

15.	3 Shimmo Pond Road, LLC	3 Shimmo Pond Road	New shed	54-259	M.Cutone Archt
Voting	Coombs, McLaughlin, Camp, Oliver, Watterson				
Alternates	Welch, Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Mark Cutone , Mark Cutone Architects – Presented project.				
Public	None				
Concerns (7:52)	(7:07) Motion to Hold for representation. (Oliver) Carried unanimously No concerns.				
Motion	Motion to Approve as submitted. (Camp)				
Vote	Carried 5-0		Certificate #	72337	
16.	3 Shimmo Pond Road, LLC	3 Shimmo Pond Road	Pool & fence	54-259	M.Cutone Archt
Voting	Coombs, McLaughlin, Camp, Oliver, Watterson				
Alternates	Welch, Dutra				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Mark Cutone , Mark Cutone Architects – Presented project; the fence is technically not required.				
Public	None				
Concerns (7:54)	(7:07) Motion to Hold for representation. (Oliver) Carried unanimously No concerns.				
Motion	Motion to Approve as submitted. (Camp)				
Vote	Carried 5-0		Certificate #	72338	
17.	262 Polpis, N.T.	262 Polpis Road	Gym	25-1	M.Cutone Archt
Voting	Coombs, McLaughlin, Camp, Oliver, Dutra				
Alternates	Welch, Watterson				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Mark Cutone , Mark Cutone Architects – Presented project; not visible.				
Public	None				
Concerns (7:57)	(7:07) Motion to Hold for representation. (Oliver) Carried unanimously No concerns due to lack of visibility				
Motion	Motion to Approve as submitted. (Camp)				
Vote	Carried 5-0		Certificate #	72339	
18.	Habitat for Humanity	3 Waitt Drive	Hardscaping	67-919	Concept Design
Voting	Coombs, McLaughlin, Camp, Oliver, Welch				
Alternates	Dutra				
Recused	Watterson				
Documentation	Landscape design plans, site plan, photos.				
Representing	T.J. Watterson , Concept Design – Presented project.				
Public	None				
Concerns (8:01)	Camp – Would like something to break up the length of the fence. Welch – Sweet autumn, clematis, and climbing hydrangea				
Motion	Motion to Approve through staff with vegetation at every post. (Camp)				
Vote	Carried 5-0		Certificate #	72340	
19.	Trotter, Jeremy	8 White Tail Circle	Rev. 71482: porch roof	71-25	Concept Design
Voting	Coombs, McLaughlin, Camp, Oliver, Dutra				
Alternates	Welch				
Recused	Watterson				
Documentation	Architectural elevation design plans, site plan, photos.				
Representing	T.J. Watterson , Concept Design – Presented project; owner doesn't want rafter tails on the front porch.				
Public	None				
Concerns (8:03)	No concerns.				
Motion	Motion to Approve through staff without rafter tails on the front porch. (Welch)				
Vote	Carried 5-0		Certificate #	72341	

VII. OTHER BUSINESS	
Approve Minutes	March 21, 26, & 28 and April 4, 2019: Motion to Approve. (Camp) Carried 4-0//Welch abstain
Review Minutes	April 9, 2019
Other Business	<ul style="list-style-type: none"> • Discussion of update on Vineyard Wind project. Welch – Bureau of Ocean and Energy Management (BOEM) issued a letter of findings with an indirect adverse effect; that doesn't give us the protection many Island boards feel is required. Flight lights will be on all the time and not be off then come on when a plane is in proximity. Adequacy of the visual simulations are still in question. We have a letter of agreement from a highly-regarded counsel at leveraging Federal oversight, which would reverse the project's permit. A letter went to BOEM with our mitigation requests; he asked HDC staff to forward that to the commission members. The next meeting on this is Monday, April 29, 2019; the hope is to get BOEM to the table. We believe there will be direct adverse effect to our maritime heritage and to our unbroken sea view. Counsel hopefully will give us the tools to negotiate so litigation won't happen. • Oliver – ACKRats is prepared to litigate against this due to its potential impact on the ecology. • Discussion and possible vote to expand Historic Structures Advisory Board map for review of applications. Motion to Approve the expanded HSAB review district. (Camp) Carried unanimously • Discussion of approvable roof shingle colors, roof color change applications being placed on the Consent agenda and posting approved colors on the Town website. Held
Commission Comments	Oliver – Asked Synthetic materials go on Other Business agenda for discussion.

List of additional documents used at the meeting:

1. Letter to BOAM
2. HSAB expanded area map.

Adjourned at 8:17 p.m. by unanimous consent

(PICK UP THE RECORDER and TURN OFF MICS!)

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

Sign Advisory Committee