



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 ~~

Monday, April 27, 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, Camp, Oliver, Welch, Watterson, Dutra
Absent Members: Coombs, McLaughlin

Agenda adopted 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.	On the Pond, LLC 04-0877	96 Miacomet Avenue	Move on from 12 Derrymore	81-5.1	Linda Williams
Voting	Pohl, Camp, Oliver, Watterson, Dutra				
Alternates	Welch				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns	No concerns.				
Motion	Motion to Approve. (Watterson)				
Roll-call Vote	Carried 5-0// Oliver-aye; Camp-aye; Watterson-aye; Dutra-aye; Pohl-aye			Certificate #	HDC2020-04-0877

III. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Town of Nantucket 03-0838	10 Surfside Road	Fence sign	55-137	Dr. Richard
Voting	Pohl, Camp, Oliver, Welch, Watterson				
Alternates	Dutra				
Recused	None				
Documentation	Sign design plans, site plan, photos, and advisory comments.				
Representing	None				
Sign Advisory	None				
Concerns	Flynn – SAC approved minus phone number on the sign				
Motion	Motion to Approve through staff per SAC comments. (Camp)				
Roll-call Vote	Carried 5-0//Oliver-aye; Camp-aye; Welch-aye; Watterson-aye; Pohl-aye			Certificate #	HDC2020-03-0838

IV. OLD BUSINESS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Sarah Alger Trust 02-0698	11 Squam Road	New dwelling	21-8	Rhett Dupont
Voting	Camp (acting chair), Oliver, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and correspondence.				
Representing	Bob Paladino				
Public	None				
Concerns (4:40)	<p>Paladino – Reviewed changes made per previous concerns. A move/demo application for this property was approved with certification of the age; asked what he needs to submit for that. Doesn't want a formal door on a cottage; made it a Dutch door.</p> <p>Camp – Would prefer the dormers move out to the side more to be symmetrical over the 1st-floor windows.</p> <p>Oliver – It's not visible so has no concerns.</p> <p>Watterson – Agrees with Ms. Oliver)</p>				
Motion	Motion to Approve as submitted. (Oliver)				
Roll-call Vote	Carried 3-0// Watterson-aye; Oliver-aye; Camp-aye			Certificate #	HDC2020-02-0698
2.	Jeanne Life	26 North Water Street	Hardscape	42.4.3-23	T. Hanlon Landscaping
Voting	Pohl, Camp, Watterson				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, photos, and advisory comments.				
Representing	None				
Public	None				
Concerns (4:50)	<p>Pohl – He pre-reviewed this application; it needed additional information, which was provided.</p> <p>Camp – On the street side, suggested doubling up the private, which is a little thin. The moon gate is existing.</p> <p>Watterson – He has no concerns.</p>				
Motion	Motion to Approve with additional privet along the road. (Camp)				
Roll-call Vote	Carried 3-0// Camp-aye; Watterson-aye; Pohl-aye			Certificate #	73372
3.	Deborah Lothian 02-0746	10 Easy Street	Hardscape	42.3.1-78	Nantucket Surveyors
Voting	Camp (acting chair), Oliver, Watterson				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, photos, and advisory comments.				
Representing	Paul Santos, Nantucket Surveyors				
Public	Jessie Dutra (not sitting, not voting member)				
Concerns (4:54)	<p>Santos – Reviewed changes made per previous concerns; parking area will be grass pavers and only the walkway to be brick. He'll run the fence toward the building and add plants; doesn't think a gate will work here due to lack of room for it to swing. This was reviewed by the Conservation Commission; this is all filled tidelands and in the flood zone so the material needs to be pervious.</p> <p>Oliver – On the abutting property there was a lot of concern about the amount of paving and holding them to more plantings; doesn't want this site to be overly paved. Suggested a gate that matches the fence. Doesn't like Mr. Dutra's suggestion.</p> <p>Watterson – Suggested 2-inch antique bluestone edging around the parking area to define it as other than a garden.</p> <p>Camp – Where the curb turns, suggested planting a bush inside the fence to soften it. likes the idea of an old-fashioned curbcut with cobble and grass. Asked Mr. Dutra for options.</p> <p>Dutra – There are a lot of options; agrees some kind of definition of parking would be more appropriate in Town. Suggested paving in cobble or brick and top that with seeded topsoil; the grass will grow in between the stones. A grass strip in the middle would give it more a grassy look that blends with the lawn.</p> <p>Discussion about the paver material for the driveway.</p>				
Motion	Motion to Hold for revisions. (Watterson)				
Roll-call Vote	Carried 3-0// Watterson-aye; Oliver-aye; Camp-aye			Certificate #	

4. Century House R.E. 02-0617 10B Cliff Road Color change 42.4.4-61 Emeritus

Voting Pohl, Camp, Welch, Dutra
 Alternates None
 Recused Watterson
 Documentation Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.
 Representing None
 Public None
 Concerns (5:17) **Pohl** – Reviewed the application and concerns raised. Asked Staff to call Mr. MacEachern about submitting the previously requested material and his need to attend the ZOOM meeting.
Welch – He had asked for a color rendering and that was the motion. Reiterated that he wants a color rendering with Moccasin-colored clapboard.
Camp – This block has mostly white structures; doing a “moccasin” clapboard with grey won’t fit in.
 Motion **Motion to Hold for representation and a color rendering for the application. (Dutra)**
 Roll-call Vote Carried 4-0// Camp-aye; Welch-aye; Dutra-aye; Pohl-aye Certificate #

5. 12 Lincoln NT 02-0692 12 Lincoln Avenue Rev 02-0622: windows 30-183 Emeritus

Voting Camp, Oliver
 Alternates None
 Recused None
 Documentation None
 Representing None
 Public None
 Concerns (5:23) Not heard due to lack of quorum.
 Motion **N/A**
 Roll-call Vote N/A Certificate #

6. Ickes Harold et al. 03-0787 33 Milk Street French door change 41-458 JB Studio

Voting Welch (acting chair), Oliver, Dutra
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.
 Representing None
 Public None
 Concerns (5:24) **Welch** – Reviewed previous concerns and pointed out that the Board had asked for a more traditional-looking option, which was provided.
Oliver – Prefers Option 2.
Dutra – Likes Option 2.
 Motion **Motion to Approve Option 2 subject to materials matching existing. (Oliver)**
 Roll-call Vote Carried 3-0//Oliver-aye; Dutra-aye; Welch-aye Certificate # **HDC2020-03-0787**

7. Prickly Pear Trust 03-0845 17 Broadway Window alt and dormers 73.1.3-112 Val Oliver

Voting Welch (acting chair), Dutra
 Alternates None
 Recused Oliver
 Documentation None
 Representing None
 Public None
 Concerns (5:26) Not heard due to lack of quorum.
 Motion **N/A**
 Roll-call Vote N/A Certificate #

8. Kim Glowacki **03-0858** 3B Miller Lane Move on from 11 Davis Ln 68-120 Structures Unlimited
 Voting Welch (acting chair), McLaughlin, Oliver, Dutra
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Nancy Drazhal, Structures Unlimited
 Public None
 Concerns (5:27) **Drazhal** – Reviewed information requested at the previous hearing.
Welch – The site plan should have distance from the property lines along the roads to the house.
Oliver – This will be unusual for the area, but she has no concerns. Agrees with Mr. Welch about adding the distance from the property lines along the roads to the house.
Dutra – No concerns.
Welch – Asked what Zoning is regarding setback.
Backus – Setback is 35 feet
 Motion **Motion to Approve through staff with the distance, which is conform with zoning, from the lot lines shown on the site plan. (Oliver)**
 Roll-call Vote Carried 2-0//Oliver-aye; Dutra-aye; Welch-abstain Certificate # **HDC2020-03-0858**

V. OTHER BUSINESS	
Approve Minutes	March 3, 2020: Motion to Approve. (Watterson)
Roll-call vote	Carried 5-0//Camp-aye; Oliver-aye; Dutra-aye; Watterson-aye; Pohl-aye
Review Minutes	March 10 & April 21, 2020
Other Business	<p>Pohl – Due to the nature of the meeting, these items have to be very detailed. These will be held for tonight.</p> <ul style="list-style-type: none"> • Mission Statement for Town Website vote: held • Discussion of Quidnet as part of Sconset Advisory Board review for historic structures: held • 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	Pohl – Today’s meeting with review of applications was a test case; it became apparent that it is very important that we are all able to see the documents on the screen and that needs to be worked out.

List of additional documents used at the meeting:

1. None

Motion to Adjourn at 5:44. (Welch)

Roll-call Vote Carried 5-0//Camp-aye; Oliver-aye; Dutra-aye; Welch-aye; Pohl-aye

Submitted by:
 Terry L. Norton

Historic Structures Advisory Board
Sconset Advisory Board
Sign Advisory Committee