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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

<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. On the Pond, LLC</td>
<td>04-0877 96 Miacomet Avenue</td>
<td>Move on from 12 Derrymore</td>
<td>81-5.1</td>
<td>Linda Williams</td>
</tr>
</tbody>
</table>

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

<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. Town of Nantucket</td>
<td>03-0838 10 Surfside Road</td>
<td>Fence sign</td>
<td>55-137</td>
<td>Dr. Richard</td>
</tr>
</tbody>
</table>

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

<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. Sarah Alger Trust 02-0698</td>
<td>11 Squam Road</td>
<td>New dwelling</td>
<td>21-8</td>
<td>Rhett Dupont</td>
</tr>
</tbody>
</table>

**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)
- **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.
- **Camp** – Would prefer the dormers move out to the side more to be symmetrical over the 1st-floor windows.
- **Oliver** – It's not visible so has no concerns.
- **Watterson** – Agrees with Ms. Oliver

**Motion**
Motion to Approve as submitted. (Oliver)

**Roll-call Vote**
Carried 3-0// Watterson-aye; Oliver-aye; Camp-aye

**Certificate #**
HDC2020-02-0698

| Voting | Pohl, Camp, Watterson
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Alternates</td>
<td>None</td>
</tr>
<tr>
<td>Recused</td>
<td>None</td>
</tr>
<tr>
<td>Documentation</td>
<td>Landscape design plans, site plan, photos, and advisory comments.</td>
</tr>
<tr>
<td>Representing</td>
<td>Paul Santos, Nantucket Surveyors</td>
</tr>
<tr>
<td>Public</td>
<td>Jessie Dutra (not sitting, not voting member)</td>
</tr>
</tbody>
</table>
| Concerns (4:54) | **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.
- **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.
- **Watterson** – Suggested 2-inch antique bluestone edging around the parking area to define it as other than a garden.
- **Camp** – Where the curb turns, suggested planting a bush inside the fence to soften it. likes the idea of an old-fashioned curbside with cobble and grass. Asked Mr. Dutra for options.

**Motion**
Motion to Hold for revisions. (Watterson)

**Roll-call Vote**
Carried 3-0// Watterson-aye; Oliver-aye; Camp-aye

**Certificate #**
73372

<table>
<thead>
<tr>
<th>Voting</th>
<th>Camp (acting chair), Oliver, Watterson</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alternates</td>
<td>None</td>
</tr>
<tr>
<td>Recused</td>
<td>None</td>
</tr>
<tr>
<td>Documentation</td>
<td>Landscape design plans, site plan, photos, and advisory comments.</td>
</tr>
<tr>
<td>Representing</td>
<td>Jessie Dutra (not sitting, not voting member)</td>
</tr>
<tr>
<td>Public</td>
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</tbody>
</table>
| Concerns (4:54) | **Sanchez** – 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.
- **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.
- **Watterson** – Suggested 2-inch antique bluestone edging around the parking area to define it as other than a garden.
- **Camp** – Where the curb turns, suggested planting a bush inside the fence to soften it. likes the idea of an old-fashioned curbside with cobble and grass. Asked Mr. Dutra for options.

**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

### 5. 12 Lincoln NT 02-0692
12 Lincoln Avenue
- **Rev 02-0622: windows**: 30-183
- **Certificate #**: HDC2020-02-0692

**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

### 6. Ickes Harold et al. 03-0787
33 Milk Street
- **French door change**: 41-458
- **Certificate #**: HDC2020-03-0787

**Voting**
Welch (acting chair), 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

### 7. Prickly Pear Trust 03-0845
17 Broadway
- **Window alt and dormers**: 73.1.3-112
- **Certificate #**: HDC2020-03-0845

**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
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 Drahzal, Structures Unlimited
Public  None
Concerns (5:27) Drahzal – 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

<table>
<thead>
<tr>
<th>Approve Minutes</th>
<th>March 3, 2020: Motion to Approve. (Watterson) Carried 5-0//Camp-aye; Oliver-aye; Dutra-aye; Watterson-aye; Pohl-aye</th>
</tr>
</thead>
<tbody>
<tr>
<td>Review Minutes</td>
<td>March 10 &amp; April 21, 2020</td>
</tr>
<tr>
<td>Other Business</td>
<td>Pohl – Due to the nature of the meeting, these items have to be very detailed. These will be held for tonight.</td>
</tr>
<tr>
<td></td>
<td>• Mission Statement for Town Website vote: held</td>
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<td>• Discussion of Quinnet as part of Sconset Advisory Board review for historic structures: held</td>
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<td></td>
<td>• Time management: held</td>
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<td></td>
<td>• Organizational Focus Committee: held</td>
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<td></td>
<td>• Application pictures: held</td>
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<td>• Roof plans: threshold: held</td>
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<td></td>
<td>• Plans: Scale of Elevations, Floor &amp; Roof Plans: held</td>
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<tr>
<td></td>
<td>• Application checklist: Differentiation between complex/simple; minimum standards: held</td>
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<tr>
<td></td>
<td>• Application as Master Sheet: held</td>
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<td></td>
<td>• Discussion of Net Zero Stretch Code and impacts to HDC: held</td>
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<td></td>
<td>• Discussion and update on Nantucket Sidewalk Work Group: held</td>
</tr>
</tbody>
</table>

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