



HISTORIC DISTRICT COMMISSION REGULAR MEETING

2 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

Commissioners: Raymond Pohl (Chair), Abigail Camp (Vice-chair), John McLaughlin, Diane Coombs, Vallorie Oliver,
Associate Commissioners: Stephen Welch, Jessie Dutra, Carrie Thornewill

~~ MINUTES ~~

Thursday, April 28, 2022

Conference Room, 2 Fairgrounds Road & Remote Participation via ZOOM.

Called to order at 1:00 pm. and announcements by Mr. Pohl

Staff in attendance: Holly Backus, Preservation Planner; Esmeralda Martinez, HDC Compliance Coordinator; Terry Norton, Town Minutes Taker
 Attending Members: Pohl, Camp, McLaughlin, Coombs, Oliver, Welch, Thornewill
 Remote Participants: Coombs, Welch
 Absent Members: Dutra
 Late Arrivals: Camp, 1:12 pm
 Early Departures: None

Adoption of Agenda.

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

Roll-call vote Carried 5-0//Oliver, McLaughlin, Thornewill, Coombs, and Pohl-aye

I. PUBLIC COMMENT

Backus – Due to Annual Town Meeting, there is no meeting on Tuesday.

II. DISCUSSIONS

1. Adopt statement regarding Warrant Article 54 (Zoning Bylaw Amendment: Swimming Pool Use Chart – Residential and Hot Tub/Spa)

Voting Pohl, McLaughlin, Coombs, Oliver, Thornewill

Alternates None

Public (Welch had to leave for a time; intends to return)

Concerns **Backus** – Read the draft statement into the record – 2 versions.

Coombs – She gave Ms. Backus permission to sign for her.

Oliver – The second talks about quality of life, which isn't our purview. Suggested a language change to the 1st version.

Motion **Motion to Approve the first version of the endorsement with revised verbiage. (Coombs)**

Roll-call Vote Carried 4-1//Oliver, Thornewill, Coombs, and Pohl-aye; McLaughlin-nay

2. Warrant Article 80 (Home Rule Petition: Historic District Commission - Solar) *(not anticipated by the Chair within 48 hours)*

Voting Pohl, McLaughlin, Coombs, Oliver, Thornewill

Alternates None

Public None

Concerns **Pohl** – If this gets called, he'll speak for the HDC.

Coombs – She is against this article.

II. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Steven Smith Trust 04-6221	2 Killdeer Lane	Rev. 01-2678: window	68/657	Steven Smith
2. Jeremy Trottier 04-6184	4 Windsor Street	New Dwelling (Revision)	49/193	Emeritus
3. Gerry Kennally 04-6134	215 Polpis Road	Free Standing Solar panels	26/29.30,31	Doug Lebrecht
4. Bank of America 04-6097	15 Sparks Avenue	Roof change	55/177	T&T Roofing LLC
5. Cannonbury Hldgs 1, LLC 04-6154	30 Cannonbury Lane	Rev. 08-1575: color change	73/23	Workshop/APD
6. ABCET, LLC 04-6156	58 Baxter Road	Rev. 07-4237: color change	49/54	Will Stephens
7. Kathleen Krall 04-6186	15 Masaquet Avenue	Rev. 06-1255: MH	80/141	Botticelli & Pohl
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	Pohl			
Documentation	None			
Representing	None			
Public	None			
Concerns	No concerns.			
Motion	Motion to Approve. (Oliver)			
Roll-call Vote	Carried 5-0//Thornewill, Coombs, McLaughlin, Camp, and Oliver-aye		Certificate #	HDC2022-04-(as noted)

VIII. OLD BUSINESS 04/05/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Elizabeth Powell 12-5445	71 Cliff Road	Hardscape	30/160	Atlantic Landscaping
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, photos, and historical documents.				
Representing	Lindsay Congleton, Atlantic Landscaping				
Public	None				
Concerns (1:13)	Congleton – Reviewed changes made per previous concerns. Oliver – Okay as long as you can't see the pool. Coombs – Appreciates changing the driveway; the pool won't be visible so no concerns. McLaughlin – No concerns. Camp – There is too much hardscaping.				
Motion	Motion to Approve. (McLaughlin)				
Roll-call Vote	Carried 3-1//Oliver, Coombs, McLaughlin-aye; Camp-nay			Certificate #	HDC2021-12-5445

IX. NEW BUSINESS 04/12/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Housing Nantucket 04-6101	31 Fairgrounds Road	Carports with solar panels	67/149	Jardins Intl.
Voting	Pohl, Camp, McLaughlin, Coombs, Welch				
Alternates	Thornewill				
Recused	Oliver				
Documentation	Landscape design plans, site plan, photos, historical documents, and advisory comments.				
Representing	Billy Cassidy Elisabeth O'Rourke, Jardins International				
Public	None				
Concerns (1:17)	O'Rourke – Presented project; 13'6" at the highest and 11' at the front. They are behind the buildings. Cassidy – This will help the project meet Net Zero. We will try to soften any negativity. Camp – Her concern was would they be visible from Fairgrounds; feels visibility will be minimal from the road. She'd prefer the carports not look so commercial; a simple trellis would help. Asked to view with a mock up. Coombs – She thinks it's too many and will impact the homes along street behind. She would like to view with poles. Asked if the design would stand up to winds and snow (yes). Likes Ms. Camp's idea of a trellis. Welch – Given what's there, he feels this is approvable. Saw a similar design in Falmouth; the I-beams had cedar inlay. He feels these are appropriate and won't be visible from the street. For the avoidance of any confusion, we should clarify that a landscape plan was previously approved, and this pertains only to the carports. These are basically solar without the house; Mr. McLaughlin has never had issues with solar outside of the old historic district (OHD). Asked where Ms. Camp would want the trellis (on the posts). McLaughlin – These will be highly visible from the road. These carports are not appropriate for Nantucket. Pohl – Suggested wrapping the I-beams with wood. Likes the concept and recommendations to make it less commercial. His opinion is it's far from Fairgrounds Road behind buildings so visibility will be minimal.				
Motion	Motion to View with height poles at the ends closest to Fairgrounds and Hold for revisions showing the post treatment suggestions. (Welch)				
Roll-call Vote	Carried 5-0//Camp, Coombs, McLaughlin, Welch, and Pohl-aye			Certificate #	
2.	Joan Bonting	3 Pine Tree Street	Pool and hardscape	68/228	Linda Williams
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (1:45)	Not opened at this time.				
Motion	Motion to Hold for representation. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye			Certificate #	

3.	Steven Busch	03-6057	8 Grand Avenue	Demo & rebuild chimney	73.3.1/118	Zoran Milovski
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill					
Alternates	Welch					
Recused	Oliver					
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.					
Representing	Zoran Milovski					
Public	None					
Concerns (1:46)	<p>Milovski – Presented project; the shed with the metal chimney is being removed.</p> <p>Backus – Read SAB comments 4/25: before moving establish history as relates to Old ‘Sconset Inn. Circa 1890; need historical information and should have documentation of the chimney before demolition. She doesn’t recall this was being moved, but that it is getting a new foundation. Should be rebuilt using the old brick and in-kind.</p> <p>Coombs – It looks like the brick is in pretty good condition and as much as possible should be reused to rebuild.</p> <p>Camp – She’d like to see it rebuilt with corbelling at the top and an owl.</p> <p>McLaughlin – As long as its replaced with the same type of brick, he has no concerns.</p> <p>Thornewill – No concerns. Appreciates rebuilding it.</p> <p>Pohl – He agrees with Ms. Camp; it could match the chimney on the neighboring house; but he can approve this.</p>					
Motion	Motion to Approve with reusing as much old brick as possible. (Coombs)					
Roll-call Vote	Carried 5-0//Camp, Thornewill, McLaughlin, Coombs, and Pohl-aye			Certificate #	HDC2022-03-6057	
4.	God Bless Dad, LLC	03-6059	76 Baxter Road	New pool	49/42	Atlantic Landscaping
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver					
Alternates	Welch, Thornewill					
Recused	None					
Documentation	Landscape design plans, site plan, and photos.					
Representing	Lindsay Congleton, Atlantic Landscaping,					
Public	None					
Concerns (1:55)	<p>Congleton – Presented project.</p> <p>Camp – This will be visible through the privet hedge. Would prefer the pool be turned 90 degrees.</p> <p>Coombs – Agrees it should turn and go along the side of the house. Doesn’t think a double row of hedging would sufficiently screen this by time it is inspected. Needs better screening along Baxter Road.</p> <p>McLaughlin – This will be visible in the winter; but looks fine to him.</p> <p>Oliver – Given recent events, she asked what happens if screening it isn’t maintained in perpetuity; we need some recourse. If it’s truly screened, she has no concerns.</p> <p>Pohl – Privet for screening is inadequate. The closer the screening is to the pool, the more opaque it will be; should have a true evergreen hedge closer to the pool.</p>					
Motion	Motion to Hold for revisions. (Camp)					
Roll-call Vote	Carried 5-0//Coombs, Oliver, McLaughlin, Camp, and Pohl-aye			Certificate #		
5.	Mariocha Krishnamurti	03-6011	17 Milk Street	Front door color change	42.3.3/86.1	Mariocha Krishnamurti
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver					
Alternates	Welch, Dutra, Thornewill					
Recused	None					
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.					
Representing	Mariocha Krishnamurti					
Public	None					
Concerns (2:05)	<p>Krishnamurti – Presented project; already repainted the window boxes grey; wants to replace the storm door.</p> <p>Backus – Read HSAB comments 4/25: Nantucket Red is fairly pink; this is ok for the door, but the window boxes should be painted a more muted color such as the trim color. The storm door should be removed or painted to match the door.</p> <p>Circa 1945 contributing in the OHD.</p> <p>Discussion about treatment and color of a new storm door.</p> <p>No concerns.</p>					
Motion	Motion to Approve through staff with the storm door changed out and to match the trim color. (Oliver)					
Roll-call Vote	Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye			Certificate #	HDC2022-03-6011	
6.	Cliff Lane 81, LLC	03-6060	81 Cliff Road	White picket fence	30/165	Garden Group
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver,					
Alternates	Welch, Thornewill					
Recused	None					
Documentation	Landscape design plans, site plan, and photos.					
Representing	Grayson Keller					
Public	None					
Concerns (2:12)	<p>Keller – Presented project.</p> <p>No concerns</p>					
Motion	Motion to Approve. (Oliver)					
Roll-call Vote	Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye			Certificate #	HDC2022-03-6060	

7. James Chapman 03-6050	10 Angola Street	Driveway/apron	55.4.4/79	Viktoriya Keltz
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill			
Alternates	Welch			
Recused	Oliver			
Documentation	Landscape design plans, site plan, photos, historical documents, and advisory comments.			
Representing	Vitoriya Keltz			
Public	None			
Concerns (2:15)	Keltz – Presented project. Backus – Read HSAB comments 4/11: A double driveway this wide is inappropriate; the 2 driveways should be separated. The Belgian block apron is not appropriate for this rural road and should be removed or at least not copied next door on the new driveway. Shell driveways do not fit into this neighborhood. Change to natural pea stone. The proposed driveway and apron do not seem to comply with the Town bylaw. Concerned about sharing a driveway when there is no easement on record; should be a separate curbcut and drive for this lot. Agrees with HSAB about the appearance. Coombs – Questions having an apron on a dirt road. Thornewill – This proposal adds 5’ to an existing apron, so this is less than a new apron and curb cut. McLaughlin – No comments. Camp – She would prefer white pea gravel to shell. Pohl – Ms. Thornewill makes a good point about this being less impactful. Oliver – Will have her client contact Ms. Keltz.			
Motion	Motion to Hold for revisions and more information. (Coombs)			
Roll-call Vote	Carried 5-0//Camp, Thornewill, McLaughlin, Coombs, and Pohl-aye		Certificate #	

Rest held for next meeting

8. Helen Dubois 03-6070	5 Stone Post	New pool/spa/fencing	14/80	KM Designs
9. 2 Chestnut, LLC 04-6091	2 Chestnut Street	Color change	42.3.1/69	Emeritus
10. Candlewick CornerVttAck, LLC 04-6106	120 Old South Road	New commercial bld	68/969	CWA
11. Candlewick CornerVttAck, LLC 04-6105	122 Old South Road	New commercial bld	68/969.1	CWA
12. Candlewick CornerVttAck, LLC 04-6104	124 Old South Road	New commercial bld	68/969.2	CWA
13. 55 Eel Point Holdings, LLC 04-6096	55 Eel Point Rd	New garage apartment	32/47	Botticelli + Pohl
14. Stark Point, LLC 04-6109	16 Easton Street	Move off/ demo MH	42.1.4/11	Botticelli + Pohl
15. Stark Point, LLC 04-6110	16 Easton Street	Move off/demo garage	42.1.4/11	Botticelli + Pohl
16. Stark Point, LLC 04-6118	16 Easton Street	New dwelling	42.1.4/11	Botticelli + Pohl
17. Stark Point, LLC 04-6120	16 Easton Street	New garage	42.1.4/11	Botticelli + Pohl
18. Stark Point, LLC 04-6119	16 Easton Street	New cottage	42.1.4/11	Botticelli + Pohl
19. Stark Point, LLC 04-6121	16 Easton Street	New gym	42.1.4/11	Botticelli + Pohl
20. Island Living, LLC 04-6113	2B Longwood Drive	New main house	71/13.4	JB Studio
21. Island Living, LLC 04-6111	2B Longwood Drive	New guest house	71/13.4	JB Studio
22. Island Living, LLC 04-6112	2B Longwood Drive	New pool	71/13.4	JB Studio
23. Steven & Marian Wilson 04-6123	5 Surfside Road	Addition with lift	55-253	LINK
24. ACKLifesaving Museum	158 Polpis Road	Window replacement	27/28	LINK
25. Jean Moran 01-5621	4 Washington Avenue	New pool	60.2.4/65	Jon Paul Couture
26. Jean Moran 01-5620	4 Washington Avenue	Window well	60.2.4/65	Jon Paul Couture
27. Jean Moran 01-5199	4 Washington Avenue	New garage	60.2.4/65	Jon Paul Couture
28. Nantucket Shire, LLC	30 Dukes Road	New dwelling	56/189	Linda Williams
29. Nantucket Shire, LLC	30 Dukes Road	Move shed and addition	56/189	Linda Williams
30. N.T. Historical Assoc. 02-5779	7 Fair Street	Replace windows	42.3.1/50	Linda Williams

X. OLD BUSINESS 04/19/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Melissa Sperau 12-5433	21 Bank Street	Rev. 72714: 2nd floor adtn	73.1.3/57	Gryphon Architect
2. K225, LLC	126 Main Street	Move on site & renovations	42.3.3/98	JB Studio
3. 20A Bishops Rise 01-5590	20A Bishops Rise	Garage	40/127	Topham Designs
4. 20A Bishops Rise 01-5594	20A Bishops Rise	New pool	40/127	Topham Designs
5. 20B Bishops Rise 01-5591	20B Bishops Rise	Main house	40/127	Topham Designs
6. 20B Bishops Rise 01-5597	20B Bishops Rise	New garage/wtudio	40/127	Topham Designs
7. 20B Bishops Rise 01-5593	20B Bishops Rise	New pool	40/127	Topham Designs
8. Scott Dehm 02-5644	8 Ash Street	Addition & shift arbor	42.4.2/94	SCI
9. Cordts-Pearce 02-5742	76 Pleasant Street	Addition	55/367	JB Studio
10. 41 Monomoy Rd, LLC 03-5883	41 Monomoy Road	New dwelling	54/79.1	Emeritus
11. 88 Pocomo Rd, LLC 03-5885	88 Pocomo Road	New dwelling	15/42	Emeritus
12. Tack3, LLC 10-4863	26 Washington Street	Addition & remove balcony	42.3.2/23	CWA
13. Ocean Dojo, LLC 03-5847	20 Bartlett Farm Road	Pool & hardscape	65/76	Atlantic Landscape
14. Hoehn-Saric 10-4865	34 Easton Street	New dwelling	42.1/14/18	CWA
15. Eleven Lincoln Trust 08-4451	32 Jefferson Street	Addition	30/132	Botticelli + Pohl

X. NEW BUSINESS 04/26/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	5 Martins, LLC	5 Martins Lane	Mini split heat pump	42.3.2/132	South Shore Climate
2.	Julia Brondi	70 Orange Street	Outside Shower	55.4.1/88	Peter Fernandes
3.	Sandy Ack, LLC	6 Sandy Drive	Move Off	29/76	NAG
4.	Sandy Ack, LLC	6 Sandy Drive	New Dwelling	29/76	NAG
5.	Peter Michalowski	9R Bayberry	New Dwelling	67/62	Brook Meerbergen
6.	Peter Michalowski	9R Bayberry	Garage/Cabana	67/62	Brook Meerbergen
7.	Peter Michalowski	9R Bayberry	Pool Hardscape	67/62	Brook Meerbergen
8.	Wianno Family Nantucket	27 Brewster Rd.	Porch	54/173	NAG
9.	Afiz, LLC	26 Naushon Way	Poolhouse/Gym	80/190	Val Oliver
10.	Fitzpatrick	4 Grey Lady	Shed	66/702	Val Oliver
11.	Dan Driscoll	15 Madaket Road	Roof material change	41/299.3	Gerardo Nolasco
12.	Charles Bartholomae	52 Tennessee Avenue	Door change to swing	59.4/95	Gerardo Nolasco
13.	Larry Goode	10 Grey Lady Lane	Hardscape	66/75	Val Oliver
14.	Constnace Thompson-Brett	60 Arkansas Avenue	Solar Roof Array	59.4/33	Ack Smart
15.	31 Western, LLC	31 Western Avenue	Shed	87/94	Emeritus
16.	David Pokarcik	52 Hooper Farm Road	Like Kind Roof Repair	67/316	David Pokarcik
17.	Piya Phattanaphuti	16 Waydale Road	Rooftop Solar	67/870	Cotuit Solar
18.	Peter Lothefeld	11 Essex Road	Rooftop Solar	67/605	Cotuit Solar
19.	ABCET, LLC	58 Baxter Road	Rev. 07-4237: color change	49/54	Will Stephens
20.	Kevin Jacobs	1 Judith Chase Lane	Shingle change (3-tab-arch)	42.3.2/4.1	T&T Roofing
21.	5 Sherburne Way, LLC	5 Sherburne Way	Rev. 10-4912	30/38	Botticelli + Pohl
22.	Donick Cary Trust	6 Dukes Road	Rev. 11-5113	41/189	Val Oliver
23.	Costaves Akiana	8A Toombs Court	New Dwelling	68/153.3	Val Oliver
24.	High Tide Partners	8 Ackermuck	Rev. Window clr chng	41/618	Linda Williams
25.	Marty McGowan	42 Easton Street	Hardscape	42.4.1/21	Linda Williams
26.	Milestone Property Mngmt	28A Evergreen Way	Guest House	68/713.2	BPC
27.	Milestone Property Mngmt	28A Evergreen Way	Pool	68/713.2	BPC
28.	NHA	50 Prospect Street	Like-kind roof	55.4.4/25	James Lydon
29.	High Tide Partners, LLC	26 Douglas Way	New Dwelling	39/41	BPC
30.	High Tide Partners, LLC	26 Douglas Way	Garage	39/41	BPC
31.	High Tide Partners, LLC	26 Douglas Way	Shed	39/41	BPC
32.	High Tide Partners, LLC	26 Douglas Way	Gazebo	39/41	BPC
33.	High Tide Partners, LLC	26 Douglas Way	Pool	39/41	BPC
34.	Pamela Alexander	4 Mayhew Road	Cottage	92.4/221	SMRD
35.	Pamela Alexander	4 Mayhew Road	Pool	92.4/221	SMRD
36.	Pamela Alexander	4 Mayhew Road	Shed	92.4/221	SMRD
37.	Kraig & Helen Siracuse	2 L Street	New Porch Roof	59.4/261	LINK
38.	Michael & Lily Springer	3 West Dover	Addition	55.4.1/170	LINK
39.	Kathleen Krall	15 Masaquet Avenue	Rev. 06-1255	80/141	Botticelli + Pohl
40.	High Cliff Trust	11 East Hallowell Lane	Addition/Reno	30/17	Botticelli + Pohl
41.	High Cliff Trust	11 East Hallowell Lane	New Garage	30/17	Botticelli + Pohl
42.	John H Reilly Trust	113 Main Street	Hardscape: drive, fence, gates	42.3.3/105	Jardins Intl
43.	John H Reilly Trust	1 Howard Street	Landscape Amenities	42.3.3/106	Jardins Intl
44.	Stephen Cherner	196 Hummock Pond Rd	New Dwelling	65/30	Shelter 7
45.	NOTSOEASY, LLC	26 Easy Street	Curb Change	42.4.2/23	Emeritus
46.	NOTSOEASY, LLC	26 Easy Street	Door Change/Replace	42.4.2/23	Emeritus
47.	One Folger Road, LLC	1 Folger Road	Rev Hardscape/Driveway	30/195.1	Renee Byers
48.	Laundro Ack, LLC	4 Hanabea Lane	Door Change	69/15	Emeritus
49.	Amanda & Kevin Jacobs	4 Rays Court	Garage Studio Demo	42.3.2/3	Design Associates Inc.
50.	Amanda & Kevin Jacobs	4 Rays Court	Addition/Historical Reno	42.3.2/3	Design Associates Inc.

X. OTHER BUSINESS	
Approved Minutes Motion Roll-call vote	None
Review Minutes	April 19 & 21, 2022
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting: Thursday, May 5, @ 1:00 pm Hybrid – Zoom & 2 Fairgrounds Rd, Conference Room • Discussion of Wind Turbines • Section 106 – Sunrise Wind Farm Project, intro (update as needed) • Review policy of Move/Demo hearings in relation to new dwellings • Hardscaping • Discussion of salvaging demolitions • Discussion of options for house moves
Commission Comments	None

List of additional documents used at the meeting:

1. Article 54 (Zoning Bylaw Amendment: Swimming Pool Use Chart – Residential and Hot Tub/Spa)
2. Statement of HDC support for Article 54
3. Article 80 (Home Rule Petition: Historic District Commission - Solar)
4. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 2:27 pm. (McLaughlin)**
 Roll-call vote Carried 5-0// Coombs, Oliver, Camp, McLaughlin, and Pohl-aye

Submitted by:
 Terry L. Norton

Historic Structures Advisory Board
 Sconset Advisory Board
 Madaket Advisory Board