



# HISTORIC DISTRICT COMMISSION

## REGULAR MEETING

2 Fairgrounds Road  
Nantucket, Massachusetts 02554  
[www.nantucket-ma.gov](http://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, May 7, 2019**

Public Safety Facility, 4 Fairgrounds Road, Training Room – 4:30 p.m.

Called to order at 4:35 p.m. and announcements by Mr. Pohl

Staff in attendance: John Hedden, HDC Compliance Coordinator; Terry Norton, Town Minutes Taker  
 Attending Members: Pohl, Coombs, McLaughlin, Camp, Oliver, Watterson  
 Absent Members: Welch, Dutra  
 Late Arrivals: None  
 Early Departures: McLaughlin, 8:41 p.m.; Watterson, 8:55 p.m.

Agenda adopted by unanimous consent.

### I. PUBLIC COMMENT

None

### II. ELECTION OF OFFICERS

1. Chair  
 Voting Pohl, Coombs, McLaughlin, Camp, Oliver, Watterson  
 Motion **Motion to elect Ray Pohl as chair. (Camp)**  
 Vote Carried unanimously Certificate #
2. Vice Chair  
 Voting Pohl, Coombs, McLaughlin, Camp, Oliver, Watterson  
 Motion **Motion to elect Dian Coombes as vice chair. (Oliver)**  
 Vote Carried unanimously Certificate #

### III. CONSENT

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map-Parcel</u>	<u>Agent</u>
1. Vanderydt, Leendert – 72362	2 Hussey Farm Road	Rev. 71277: fence change	56-84.3	Tidal Henry
2. Chandani, LLC – 72363	52 Lovers Lane	Rev. 71638: pool/spa/hrdscape	79-81	Tidal Henry
3. Ferguson, Norval – 72364	2 Corby Way	Window changes	67-3	Ethan McMorro
4. Zumbach, Douglas – 72365	5 Arkansas Avenue	Material/color chg	59.4-216	Buzz Polchinski
5. Native Breeze – 72366	4 North Beach Street	Rev. 62621: railing change	42.4.1-114	Ethan McMorro
6. 3 Rachel Drive Realty Tr – 72367	3 Rachel Drive	Rev. 71689: shed	80-53	Concept Design
7. 3 Rachel Drive Realty Tr – 72368	3 Rachel Drive	Rev. 71710: garage	80-53	Concept Design
8. Catchpole, Patricia – 72369	8 Maine Avenue	Replace windows	60.3.1-435	Concept Design
9. Molta, Karen – 72370	9 Swayze Drive	Replc 2 <sup>nd</sup> flr deck; add patio	66-156	Self
10. Cohen, Sally – 72371	18 Long Pond Drive	Rebuild deck/expand	55-20	Ross Goodwin
11. O'Rourke, Paul – 72372	54 Prospect Street	Rev; no shutters/paint clr	54.4.1-54	Self
12. DiMartino, Joe – 72374	5 Ocean Avenue	Porch steps	73.2.4-25	Bentley&Churchill
13. Dyer, Sean – 72375	15 Seikinnow Place	Extend deck; add exterior stair	67-527	Topham Design
14. Hooper Farm, LLC – 72376	47 Hinsdale Road	Garage apartment	68-423.2	Mike Wilson
15. Town of Nantucket – 72377	Cliffside Beach	Seasonal accessible boardwalks	N/A	Mark Voigt
16. Town of Nantucket – 72378	4 Bathing Beach Road	Seasonal accessible boardwalk	29-1	Mark Voigt
17. Jones, Octavia – 72379	29 Union Street	Fence	42.3.2-180	NAG
18. 5 Hulbert Avenue, LLC – 72380	5 Hulbert Avenue	Gate revision	29.2.3-5	Jardins Intl.
19. Roby, Kathy – 72381	9 Broadway	Window well egress @ bsmnt	73.1.3-72	SMRD
20. Macaire, Mary Adair – 72382	36 Pine Street	Exterior stairs/access bsmnt	55.4.1-8	Twig Perkins
21. Town of Nantucket – 72383	15 Harbor View Way	Seasonal- access boardwalk	42.4.2-9	Mark Voigt
22. Town of Nantucket – 72384	15 Harbor View Way	Drop down	42.4.2-9	Mark Voigt
23. 247, LLC – 72385	7 Walsh Street	Roof walk skirt	42.4.1-55	Ethan McMorro
24. Kaback, Charlotte Trust – 72386	18 Gardener Street	Driveway; hardscape	42.3.4-81	Earthworks
25. Seventeen BR Property, LLC – 72387	1 Low Beach Road	New shed	73.3.2-27	Botticelli & Pohl
26. Nicolin, Magnus – 72388	6 Brier Patch Road	Rev. chimney	21-136	NAG

Voting Coombs (acting chair), McLaughlin, Camp, Oliver  
 Alternates None  
 Recused Pohl, Watterson  
 Documentation Landscape design plans.  
 Representing None  
 Public None  
 Concerns **Camp** – Asked about Item 17, 29 Union Street, fence. (extending a Type II picket)  
 Motion **Motion to Approve. (Camp)**  
 Vote Carried 3-0//McLaughlin Abstain Certificate # 72362 to 72388

**IV. 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.	Kilbourne, Thomas Etal – 72389	1 South Cambridge Street	Door changes	59.4-132.1	Seth Collette
•	Due to lack of visibility				
2.	Donahue, Tim – 72390	20 Monomoy Road	Vehicular gate	54-145	Ahern, LLC
•	Gate to be pushed back into the property by 15 feet.				
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Watterson				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns	No additional concerns.				
Motion	<b>Motion to Approve through staff per noted conditions. (Coombs)</b>				
Vote	Carried 4-0//McLaughlin abstain Certificate # 72389 & 72390				

**V. SIGNS**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map-Parcel</u>	<u>Agent</u>
1.	17 Main ACK, LLC	17 Main Street	Wall sign – 72391	72.3.1-178	Archer Signs
2.	17 Main ACK, LLC	17 Main Street	Wall sign – 72392	72.3.1-178	Archer Signs
3.	17 Main ACK, LLC	17 Main Street	Projecting sign – 72393	72.3.1-178	Archer Signs
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Watterson				
Recused	None				
Documentation	Sign design plans, site plan, photos, and advisory board comments.				
Sign Advisory	<b>Kevin Kuester</b> , Sign Advisory Committee – Recommend approval with comments.				
Public	None				
Concerns	No additional concerns.				
Motion	<b>Motion to Approve through staff per SAC comments. (Camp)</b>				
Vote	Carried 5-0 Certificate # 72391 – 72393				
4.	Brewster Equities, LLC	12B Oak Street	Projecting sign	42.4.2-27	BPC
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Watterson				
Recused	None				
Documentation	Sign design plans, site plan, photos, and advisory board comments.				
Sign Advisory	<b>Kevin Kuester</b> , Sign Advisory Committee – Recommend approval with comments.				
Public	None				
Concerns	No additional concerns.				
Motion	<b>Motion to Approve through staff per SAC comments. (Camp)</b>				
Vote	Carried 5-0 Certificate # 72394				
5.	MIYC, LLC	147 Orange Street	Wall sign	55-312	Sign Here Nant
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Watterson				
Recused	None				
Documentation	Sign design plans, site plan, photos, and advisory board comments.				
Sign Advisory	<b>Kevin Kuester</b> , Sign Advisory Committee – Recommend approval with comments.				
Public	None				
Concerns	No additional concerns.				
Motion	<b>Motion to Approve through staff per SAC comments. (Camp)</b>				
Vote	Carried 5-0 Certificate # 72395				

6.	Town of Nantucket	2/4 Fairgrounds Rd	Informational sign	67-40/67-752	Charles Gibson
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Watterson				
Recused	None				
Documentation	Sign design plans, site plan, photos, and advisory board comments.				
Sign Advisory	<b>Kevin Kuester</b> , Sign Advisory Committee – Recommend hold for revisions.				
Public	None				
Concerns	No comments at this time.				
Motion	<b>Motion to Hold. (Coombs)</b>				
Vote	Carried 5-0			Certificate #	

7.	McDermott & McManus	34 Centre Street	Wall sign – <b>72396</b>	42.3.1-120	Calista West
8.	McDermott & McManus	34 Centre Street	Projecting sign – <b>72397</b>	42.3.1-120	Calista West
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Watterson				
Recused	None				
Documentation	Sign design plans, site plan, photos, and advisory board comments.				
Sign Advisory	<b>Kevin Kuester</b> , Sign Advisory Committee – Recommend approval with comments.				
Public	None				
Concerns	No additional concerns.				
Motion	<b>Motion to Approve through staff per SAC comments. (Camp)</b>				
Vote	Carried 5-0			Certificate #	<b>72396 &amp; 72397</b>

**VI. OLD BUSINESS**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map-Parcel</u>	<u>Agent</u>
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1.	Heller, Jeffrey	7 East Lincoln Avenue	New dwelling	42.4.1-8	Robert Newman
Voting	Pohl, Coombs, Oliver				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.				
Representing	<b>Robert Newman</b> , Sandcastle Construction Inc. – Reviewed changes made per previous concerns.				
Public	None				
Concerns (4:43)	<p><b>Pohl</b> – Read HSAB comments from May 6: east elevation dormers should merge; as drawn seems out of balance; visible?; horizontal railings are a concern.</p> <p><b>Coombs</b> – The horizontal rails are questionable, especially on the roof walk. She does not support the roof walk, especially with a skirt. This structure should be kept as simple as possible. North elevation isn't visible.</p> <p><b>Oliver</b> – She likes the separate east elevation dormers; it's quirky old Nantucket. Struggling with the verticality the roof walk lends to this house; is should not have a skirt with vertical railing.</p> <p><b>Pohl</b> – Agrees with Ms. Oliver about the east elevation dormers. The horizontal railing loses something in translation to the current code; vertical rails would be simpler. He'd be more comfortable with not approving the roof walk at this time and waiting until the house is framed up.</p>				
Motion	<b>Motion to Approve through staff with removing the roof walk but allowing it to come back when the house is framed; and leaving the dormers as is. (Oliver)</b>				
Vote	Carried 3-0			Certificate #	<b>72398</b>

2.	Ericksen, Ana	22 Orange Street	Renovation/addition	42.3.2-225	Botticelli & Pohl
Voting	Coombs (acting), Camp, Oliver				
Alternates	None				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory board comments.				
Representing	<p><b>Lisa Botticelli</b>, Botticelli &amp; Pohl – Reviewed changes made per previous concerns; the chimneys are not old.</p> <p><b>Mike and Ana Ericksen</b>, owners – The “ice cream” door was put in during the depression to sell ice cream and used until WWII.</p>				
Public	<b>Sarah Alger</b> , Sarah F. Alger P.C. for 20 Orange Street – No comments				
Concerns (5:01)	<p><b>Coombs</b> – Read HSAB comments: this is not a restoration; concerns remain unchanged. Read prior HSAB comments.</p> <p><b>Oliver</b> – She can't discern a difference between the old and new chimneys. The front of the house should reflect what was. No concerns with eliminating the “ice cream” door. 26 Orange Street has a similar 6-light dormer.</p> <p><b>Camp</b> – Agrees with Ms. Oliver.</p> <p><b>Coombs</b> – Glad the chimney was brought back. No concerns.</p>				
Motion	<b>Motion to Approve as submitted. (Camp)</b>				
Vote	Carried 3-0			Certificate #	<b>72399</b>

3.	Kilmartin, John	11 New Mill Street	Addition	55.4.4-87	Topham Design
Voting	Coombs (acting), McLaughlin, Camp, Oliver, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory board comments.				
Representing	<b>Joe Topham</b> , Topham Design – Reviewed changes made per previous concerns.				
Public	None				
Concerns (5:16)	<p><b>Oliver</b> – The dropped eave line on the addition gives the feel of more additive massing.</p> <p><b>Watterson</b> – Agrees with Ms. Oliver.</p> <p><b>Camp</b> – The addition slightly overwhelms the original structure but it’s okay.</p>				
Motion	<b>Motion to Approve through staff with correction of the application. (McLaughlin)</b>				
Vote	Carried 5-0		Certificate #	<b>72400</b>	

Other Business (5:19)	<p>• Review and discussion of proposed bike racks in town</p> <p><b>Rob McNeil</b>, DPW Director – Proposing to replace rotted/rusted bike racks that were removed over the Winter. Have received input where they should be installed. Looking for feedback on the inverted-U racks and post-and-ring racks. There are inverted-U racks at the Whaling Museum. The majority will replace the old galvanized racks. 26 post-and-ring racks will go in around Visitors Services.</p> <p><b>Coombs</b> – The post-and-ring racks aren’t efficient. If the inverted-U racks go on the sidewalk, they will take up a large amount of space. She wants to see the proposal of how the racks would be situated behind the Town Building War Memorial; that monument means a lot to Islanders. She would prefer the old wood racks. She’d like to look at this more carefully to keep Downtown looking as historic as possible. There are better places for bike racks.</p> <p><b>Camp</b> – She prefers the old wood bike racks. But likes the simplicity of the inverted-U racks and that they are black.</p> <p><b>McLaughlin</b> – These are awful for the old historic district (OHD); putting more out there won’t solve the issue. The galvanized racks were installed without an HDC permit. We should all visit the existing bike racks.</p> <p><b>Oliver</b> – She likes the simplicity of these and that they are black. She questions how many bikes they’ll hold. She’d like to see one in place.</p> <p><b>McNeil</b> – There will be one on Liberty Street within a few weeks.</p> <p><b>Watterson</b> – Likes that they are black.</p> <p><b>Pohl</b> – This is not an application; Mr. McNeil wanted to hear the Board’s concerns. When the one on Liberty Street is installed, Mr. McNeil will inform Mr. Hedden.</p>				
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4.	Lhota, Joe	6 South Miacomet Avenue	Secondary dwelling	82-356	BPC
Voting	Pohl, Coombs, Camp, Oliver				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos.				
Representing	Joe Paul, BPC – Asked this be held for revisions.				
Public	None				
Concerns (5:45)	(4:43) Motion to Hold for representation. (Oliver) Carried 4-0				
	No comments at this time.				
Motion	<b>Motion to Hold for revisions at applicant’s request. (Camp)</b>				
Vote	Carried 4-0		Certificate #		

5.	Sullivan-Krueger Trust	6 New Lane	Move/demo	41-294	BPC
Voting	Coombs (acting chair), McLaughlin, Camp, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, and historic documentation.				
Representing	<b>Joe Paul</b> , BPC – Art Crowley’s parents built the house; reviewed the history: circa 1947-1951. Looking for someone to move it. Reviewed the number of 2-story houses around this property.				
Public	None				
Concerns (5:45)	(4:43) Motion to Hold for representation. (Oliver) Carried 4-0				
	<p><b>Camp</b> – She would prefer to see it moved off and saved; her concern is the siting of the new structure, which should relate to the other houses on both New Lane and Ackermuck Way. This is a very prominent corner.</p> <p><b>Watterson</b> – No concerns.</p> <p><b>McLaughlin</b> – He’d rather it be moved than demolished.</p> <p><b>Coombs</b> – Confirmed that there is interest in taking this house.</p>				
Motion	<b>Motion to Approve as a move/demolition. (McLaughlin)</b>				
Vote	Carried 3-0//Camp abstain		Certificate #	<b>72401</b>	

6.	Sullivan-Krueger Trust	6 New Lane	New dwelling	41-294	BPC
Voting	Pohl, Oliver, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and 3-D view.				
Representing Public	<b>Joe Paul</b> , BPC – Reviewed changes made per previous concerns; would be open to grey trim.				
Concerns (5:59)	(4:43) Motion to Hold for representation. (Oliver) Carried 4-0 <b>Watterson</b> – He would prefer using the same color pallet as on the existing structure. South elevation, the rail is flush with the shingled wall; the rail should be pushed back. <b>Oliver</b> – Black is too formal for this area. Likes the Platinum grey with Hamilton blue sashes. The 2 <sup>nd</sup> -floor, triple-ganged windows on the east elevation should be separated or the middle window removed. This has been pushed forward so a house of equal proportion can fit behind it; she feels too much is being crammed into this area. The front door trim needs to be more substantial. <b>Pohl</b> – Agrees with what’s been said. North elevation, the placement of the three 2 <sup>nd</sup> -floor windows makes the gable feel wide. The sidelights are shown as 5-lights vertical; the bottom two panes should be wood panels.				
Motion	<b>Motion to Approve through staff with Platinum grey trim and Hamilton blue doors and sashes; east elevation trim on the door to be enhanced; east elevation 2<sup>nd</sup>-floor, triple-ganged windows, middle window eliminated; south elevation 2<sup>nd</sup>-floor railing backed up 12 inches; north elevation align the 2<sup>nd</sup>-floor, flanking windows with the fenestration on the 1<sup>st</sup> floor; and the sidelights to have the two wood bottom panels. (Watterson)</b>				
Vote	Carried 3-0		Certificate #	72402	

7.	Sullivan-Krueger Trust	2 Ackermuck Way	New dwelling	41-294	BPC
Voting	Pohl, McLaughlin, Oliver, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing Public	<b>Joe Paul</b> , BPC – Reviewed the proposal.				
Concerns (6:13)	(4:43) Motion to Hold for representation. (Oliver) Carried 4-0 <b>Oliver</b> – This has more traditional massing than 6 New Lane. East elevation, the 2 <sup>nd</sup> -floor, 4-light, fixed window below the gable window should be eliminated. <b>Watterson</b> – Likes this a lot. Agrees with Ms. Oliver; eliminate it or move it conspicuously off center. <b>McLaughlin</b> – No further comments. Agrees with Ms. Oliver about the east elevation window. <b>Pohl</b> – No comments. This is nicely proportioned.				
Motion	<b>Motion to Approve through staff with the elimination of the 2<sup>nd</sup>-floor, 4-light, fixed window. (Watterson)</b>				
Vote	Carried 4-0		Certificate #	72403	

**VII. NEW BUSINESS**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map-Parcel</u>	<u>Agent</u>
1.	Winters, Austin	7 Golfview Drive	Pool & hardscape	66-167	Atlantic Landscaping
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Watterson				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing Public	<b>Lindsay Congleton</b> , Atlantic Landscaping Inc. – Presented project: autocover pool.				
Concerns (6:20)	<b>Oliver</b> – Her concern is its proximity to Smooth Hummock, but with the standard screening caveat, it should be okay. The photo shows the apron as Belgium block, but the application says cobblestone. <b>Coombs</b> – No concerns as long as the vegetation is maintained. <b>McLaughlin</b> – No concerns. <b>Camp</b> – No concerns.				
Motion	<b>Motion to Approve through staff correcting the cobblestone apron to be Belgium block and the pool not to be visible at time of inspection and in perpetuity. (Oliver)</b>				
Vote	Carried 5-0		Certificate #	72404	

HDC Minutes for May 7, 2019, adopted May 21

2.	Serafini, Joe	31 Derrymore	Pool & hardscape	30-69	KM Designs
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Watterson				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	<b>Katharine Mitchell</b> , KM Design – Presented project; the 5&1 fence matches existing and is for privacy; autocover.				
Public	None				
Concerns (6:25)	<p><b>Oliver</b> – She doesn't think this will be visible given the existing fence.                      Discussion about the 5&amp;1-fence; 4-foot fence could extend along the east property line.  <b>Camp</b> – She would prefer less fence and more vegetation.  <b>McLaughlin</b> – Asked where the retaining wall is located.  <b>Pohl</b> – Along the east side, the 5&amp;1-fence will be taken to the bottom corner; all the rest of the fencing will be replaced with vegetation.</p>				
Motion	<b>Motion to Approve through staff with the south side vegetation to replace the fence and the pool not to be visible at time of inspection and in perpetuity. (Coombs)</b>				
Vote	Carried 5-0		Certificate #	72405	
3.	Bowden/Gullicksen	15B Meader Street	Add dormers	42.2.3-45.2	BPC
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Watterson				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.				
Representing	<b>Joe Paul</b> , BPC – Presented project.				
Public	None				
Concerns (6:42)	<p><b>Pohl</b> – Read HSAB comments: reduce porthole diameter and shift up; dormer width should be reduced to two windows.  <b>Coombs</b> – Where the dormer is going, it won't be visible. No concerns.  <b>Oliver</b> – Agrees with HSAB about the porthole. Would prefer 3-over-3, double-hung windows in the dormer instead of awnings; the only other option is hopper windows.  <b>McLaughlin</b> – There are 14 6-light windows; they should be double hung.  <b>Camp</b> – Agrees with what's been said and agrees with HSAB about the porthole.</p>				
Motion	<b>Motion to Approve through staff with the dormer 6-light windows to be hoppers and the porthole window to be 12" in diameters and to align with the middle muntin of the top sash. (Camp)</b>				
Vote	Carried 5-0		Certificate #	72406	
4.	Simpson, Russell	90 Skyline Drive	Pool/fence/patio	79-54	BPC
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Watterson				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	<b>Joe Paul</b> , BPC – Presented project: autocover.				
Public	None				
Concerns (6:52)	No concerns.				
Motion	<b>Motion to Approve with the pool not to be visible at time of inspection and in perpetuity. (Camp)</b>				
Vote	Carried 5-0		Certificate #	72407	
	Break 6:53 to 7:02 p.m.				
5.	Hohlt, Richard	121 Madaket Road	Rev. 72306: add deck/terrace	40-60.1	Botticelli & Pohl
Voting	Coombs (acting), McLaughlin, Camp, Oliver, Watterson				
Alternates	None				
Recused	Pohl				
Documentation	Landscape design plans, site plan, and photos.				
Representing	<b>Lisa Botticelli</b> , Botticelli & Pohl – presented project.				
Public	None				
Concerns (7:02)	<p><b>Camp</b> – Her concern is visibility of the hot tub.  <b>Oliver</b> – She has no concern due to lack of visibility.  <b>Watterson</b> – Agrees with Ms. Oliver.  <b>McLaughlin</b> – Agrees with Ms. Oliver.</p>				
Motion	<b>Motion to Approve as submitted. (Oliver)</b>				
Vote	Carried 5-0		Certificate #	72408	

6.	Ceylon Elves, LLC	3 Wyers Way Lot B	New dwelling	41-380	Botticelli & Pohl
Voting	Coombs (acting), McLaughlin, Camp, Oliver, Watterson				
Alternates	None				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	<b>Lisa Botticelli</b> , Botticelli & Pohl – Presented project.				
Public	None				
Concerns (7:06)	<b>Oliver</b> – Her concern is visibility from the cemetery; the chimney is a very unusual shape; suggested moving it inside. <b>Watterson</b> – Agrees about the chimney. <b>Camp</b> – Agrees about the chimney. She’s okay with the front door as proposed; it fits the style of the house. <b>McLaughlin</b> – South elevation, the front door should be a standard 6-panel door; it is too much glass and will be visible from Wyers Way.				
Motion	<b>Motion to Approve through staff with the chimney more traditionally shaped with straight neck and corbelling. (Watterson)</b>				
Vote	Carried 5-0		Certificate #	<b>72409</b>	
7.	Ard III, Warren and Lauren	6 Berkley Street	Garage/apartment	76.1.3-43	Botticelli & Pohl
Voting	Coombs (acting), McLaughlin, Camp, Oliver, Watterson				
Alternates	None				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	<b>Lisa Botticelli</b> , Botticelli & Pohl – Presented project.				
Public	None				
Concerns (7:13)	No concerns.				
Motion	<b>Motion to Approve as submitted. (Camp)</b>				
Vote	Carried 5-0		Certificate #	<b>72410</b>	
8.	Ard III, Warren and Lauren	6 Berkley Street	Rev. 67902: shed solar array	76.1.3-43	Botticelli & Pohl
Voting	Coombs (acting), McLaughlin, Camp, Oliver, Watterson				
Alternates	None				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	<b>Lisa Botticelli</b> , Botticelli & Pohl – Presented project; the back will be visible from Berkley Street.				
Public	None				
Concerns (7:16)	<b>Oliver</b> – Her concern is the solar panels should match the color of the roof. Discussion about viewing for visibility of panels on a wood roof.				
Motion	<b>Motion to View with a pole. (Oliver)</b>				
Vote	Carried 5-0		Certificate #		
9.	Ard III, Warren and Lauren	6 Berkley Street	Pool	76.1.3-43	Botticelli & Pohl
Voting	Coombs (acting), McLaughlin, Camp, Oliver, Watterson				
Alternates	None				
Recused	Pohl				
Documentation	Landscape design plans, site plan, and photos.				
Representing	<b>Lisa Botticelli</b> , Botticelli & Pohl – She might have to get more information on the vegetative screen.				
Public	None				
Concerns (7:21)	No comments at this time.				
Motion	<b>Motion to Hold for more landscaping information. (Camp)</b>				
Vote	Carried 5-0		Certificate #		

10. Frankel, Frank	35 Pine Street	Rev. 63748: chimney, found.	55.4.1-67	Glidden & Glidden
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Watterson			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory board comments.			
Representing	<b>John Brescher</b> , Glidden & Glidden – Explained the discrepancies.			
Public	None			
Concerns (7:22)	<p><b>Pohl</b> – Read HSAB comments: south elevation dormer window header should sit on head casement; bronze chimney cap not appropriate; brick veneer at foundation is achievable. This is an as-built.</p> <p><b>Camp</b> – The chimney top is the most egregious; it needs to be fixed. Okay with pargetting the foundation and windows.</p> <p><b>Oliver</b> – The window could be fixed with adding a frieze board on top. Agrees about the chimney cap. As for the foundation, there is so little left to be veneered, it should be brick; there is partial brick on the foundation.</p> <p><b>Coombs</b> – This property owner has not been responsive to our requested changes and concerns. Fix the chimney. Agrees with Ms. Oliver about the dormer window headers. Agrees the brick veneer should be added.</p> <p><b>McLaughlin</b> – Asked for staff's recommendations. The stuff is approvable but was done without a permit.</p> <p><b>Hedden</b> – A frieze board above the header could be done. There is very little visible foundation. There are a number of that style of chimney cap but not sure how many are downtown.</p> <p><b>Pohl</b> – He doesn't support shingles above dormer windows but thinks an added frieze board would be too heavy.</p>			
Motion	<b>Motion to Approve through staff with the chimney traditionally ban-coursed corbelling at the top as in the approved drawings. (Camp)</b>			
Vote	Carried 5-0	Certificate #	72411	
11. Amari-Faulkner, Francine	82 Centre Street	Remove fence	42.4.3-62	Self
12. Bradford, Andrea	128 Main Street	Clapboard color change	42.3.3-97	Self
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Watterson			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (7:40)	Not opened at this time.			
Motion	<b>Motion to Hold for representation. (Camp)</b>			
Vote	Carried 5-0	Certificate #		
13. Nant Islands Land Bank	4 Codfish Park Road	Pergolas/bench/picnic table	73.2.4-42	Leedara Zola
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Watterson			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	<p><b>Zola Leedara</b>, Nantucket Islands Land Bank (NILB) Project Manager – Presented project; withdrawing Slide 2.</p> <p><b>Alan Reinhart</b>, NILB Commissioner – Reviewed NILB's involvement with the park.</p>			
Public	<p><b>Steve Butler</b>, adjacent abutter – We toured other Island playgrounds; none of them provide shade. Pergolas are typically accessories to a building or a pool, not free standing. The whole character of this is of an urban playground that doesn't belong in a rural setting; this feels contrived. Codfish Park is simple and evolved; it is not a contrivance.</p> <p><b>Karla Butler</b>, adjacent abutter – We compromised with NILB four years ago – no gazebo. Now they are asking for another man-made structure. This is very dense, and the abutters don't want to see any more structures. The abutters would like to be part of the decision making.</p> <p><b>Pamela McKinstry</b>, adjacent abutter – Reiterated the compromise of no covered structure here. There used to be a bird habitat at the back of the park that was removed; we'd love to see that natural landscaping instead of paving.</p>			
Concerns (7:41)	<p><b>Pohl</b> – There are too many emails to read; noted HDC has no jurisdiction over noise. Read SAB comments: no concerns.</p> <p><b>Coombs</b> – She would not like to see this built up as proposed; perhaps a weeping willow tree could be tucked in for shade and become part of the landscape. A lot can be done with vegetation that can survive the environment.</p> <p><b>Oliver</b> – Less is more in this case; agrees with Ms. Coombs. Got Nantucket Historic Association photos of the area from the 1900s to present. Suggested the pergola go toward parking or people bring umbrellas to stick in the sand if they need shade.</p> <p><b>McLaughlin</b> – A pergola is attached to a house; this freestanding pergola sticks out and won't provide shade.</p> <p><b>Camp</b> – She always thought this was over designed and is out of character with 'Sconset. Agrees less is more in this case and that perhaps a tree is better. Codfish is about simplicity and open grassy and beach land.</p> <p><b>Pohl</b> – The majority of the Board feels a less formal and architectural solution should be considered.</p>			
Motion	Discussion about how the applicant wants to proceed.			
Vote	Carried 5-0	Certificate #		



14.	3 Rachel Drive Realty Tr	3 Rachel Drive	Rev. 71709: house	80-53	Concept Design
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	None				
Recused	Watterson				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	<b>T.J. Watterson</b> , Concept Design – Presented project				
Public	None				
Concerns (8:15)	No concerns.				
Motion	<b>Motion to Approve as submitted. (Camp)</b>				
Vote	Carried 5-0		Certificate #	<b>72412</b>	
15.	Reitermann, Michael	4 Angola Street	Shed	55.4.1-22.2	Structures Unlimited
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Watterson				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.				
Representing	<b>Nancy Drazhal</b> , Structures Unlimited – Presented project.				
Public	None				
Concerns (8:19)	<b>Pohl</b> – Read HSAB comments: should be at rear corner of house; clapboard too formal. Suggested a view with the four corners staked with flags in line with the front of the house. <b>Oliver</b> – She would like to view this; it's difficult to tell from photos where the grade changes.				
Motion	<b>Motion to View with four corner stakes. (Camp)</b>				
Vote	Carried 5-0		Certificate #		
16.	Hedden, John	4 Weatherly Place	Walkways/fence/driveway	67-951	Self
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Watterson				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	<b>John Hedden</b> , owner – Presented project.				
Public	None				
Concerns (8:22)	No concerns.				
Motion	<b>Motion to Approve as submitted. (Oliver)</b>				
Vote	Carried 5-0		Certificate #	<b>72413</b>	
17.	Booms, Jeffrey	14 Woodland Drive	New building	79-203	JB Studio
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Watterson				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	<b>Juraj Bencat</b> , JB Studio – Presented project.				
Public	<b>Patricia Haley</b> , 16 Woodland Drive – She received no notice. <b>Philip Garufi</b> , 12 Woodland Drive – He received no notice for this. Feels the design is intentionally vague; perhaps it's for storage but it could be for housing.				
Concerns (8:27)	<b>Oliver</b> – There is nothing of this size in the neighborhood; it's not a house or a garage; it's purpose is nebulous. The massing needs to be reduced. This leans toward being a commercial building in a residential neighborhood. The third-floor dormer should be eliminated. <b>Coombs</b> – Just because zoning says you can go to 35 feet doesn't mean the HDC will allow it. The houses here are nowhere near this size; it has no additive massing and is not at all in keeping with the neighborhood. The houses are at the most 1.5 stories. This should not be considered; it looks like a commercial storage unit. Suggested commissioners view this. <b>Camp</b> – Agrees with Ms. Oliver and Ms. Coombs. It is mammoth, no additive massing, and too tall. <b>McLaughlin</b> – The ridge is 52 feet long; that needs to change. This is a shop according to the plan. There's pedestrian door leading into a 1564 SF room. Wants to view this with height poles. <b>Pohl</b> – Agrees with what's been said. This is exceedingly large in every way. The 3 <sup>rd</sup> -floor dormer runs nearly the whole length of the building.				
Motion	<b>Motion to View with poles and Hold for revisions. (Camp)</b>				
Vote	Carried 5-0		Certificate #		

18. Hanabea 6, LLC	6 Hanabea Lane	New quadraplex	69-255	JB Studio
Voting	Pohl, Coombs, Camp, Oliver, Watterson			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Juraj Bencat</b> , JB Studio – Presented project.			
Public	None			
Concerns (8:42)	Discussion about the height, 32 feet. <b>Coombs</b> – This is a large square building with no additive massing. This has to be broken down and no taller than 30 feet at the main ridge. This would become an eyesore among places that have worked to follow HDC guidelines. There is nothing about air conditioning or parking or garbage. <b>Oliver</b> – Needs to come down in height; the dormer should be removed. This is a 4-story structure including the basement. In this area, we’ve required the façade that faces the street to be subservient and ease up toward the back of the lot. Other structures on this road have come in as businesses with 2 <sup>nd</sup> -floor residences. <b>Watterson</b> – Agrees with what’s been said; this reads as monstrous and blocky. The eave height should come down 1 foot; eliminate the dormer; basement access under the porch is inappropriate; gable-end fenestration needs to be reworked. <b>Camp</b> – If this were passed, it would set a precedent. This is lot-line to lot-line; it should have additive massing. <b>Pohl</b> – South elevation, the gable end facing the street has no door. A 3-story structure is very uncommon.			
Motion	<b>Motion to Hold for revisions. (Camp)</b>			
Vote	Carried 5-0	Certificate #		
19. 77 Pocomo, LLC	77 Pocomo Road	New dwelling	15-16	Emeritus
Voting	Pohl, Coombs, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Matt MacEachern</b> , Emeritus Development – Presented project; could put up height poles.			
Public	None			
Concerns (8:57)	<b>Oliver</b> – Would like to view this. <b>Camp</b> – She’d like to view this as well but from the water. <b>Pohl</b> – This is clearly visible from the beach and water. The ridge is 56 feet long.			
Motion	<b>Motion to View and Hold for revisions. (Camp)</b>			
Vote	Carried 4-0	Certificate #		
20. 77 Pocomo, LLC	77 Pocomo Road	New shed	15-16	Emeritus
Voting	Pohl, Coombs, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns	No comments at this time.			
Motion	<b>Motion to Hold to track. (Coombs)</b>			
Vote	Carried 4-0	Certificate #		
21. Bass, Shannon	34 Western Avenue	Rev.71091: front door clr chg	87-82	Emeritus
Voting	Pohl, Coombs, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Matt MacEachern</b> , Emeritus Development – Hamilton blue to white.			
Public	None			
Concerns (9:04)	No concerns.			
Motion	<b>Motion to Approve as submitted. (Camp)</b>			
Vote	Carried 4-0	Certificate #	72414	

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22. Long, Dean	11 Pippens Way	New dwelling/Barn	43-94.2	Gryphon Architect
23. Long, Dean	11 Pippens Way	New dwelling/Farmhouse	43-94.2	Gryphon Architect
24. Swenson, Bob	130 Somerset Road	Fence	66-532	Val Oliver
25. Houlihan, Morash	18 Bishops Rise	Rev. 68900: chmny, door	40-126	Val Oliver
26. Houlihan, Morash	18 Bishops Rise	Rev. 68744: fence	40-126	Val Oliver
27. Houlihan, Morash	18 Bishops Rise	Rev. 71251: windows	40-126	Val Oliver
28. Brescher, John & Jessie	31 Somerset Road	Fence	66-134.2	Thornewill Design
Voting	Pohl, Coombs, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (9:06)	Not opened at this time.			
Motion	<b>Motion to Hold for Tuesday, May 14 meeting. (Coombs)</b>			
Vote	Carried 4-0	Certificate #		

**VIII. OTHER BUSINESS**

Approve Minutes	April 10, 2019: Held April 11, 2019: <b>Motion to Approve.</b> (Coombs) Carried 4-0
Review Minutes	April 16, 23, & 30, 2019
Other Business	<ul style="list-style-type: none"> <li>• Discussion of update on Vineyard Wind project</li> <li>• Discussion of synthetic materials</li> <li>• Discussion of HDC appeals and building permits:  <b>Pohl</b> – This has to do with our approving something and they go to the Building Department; the decision can be appealed. With the Conservation Commission, no action can be taken until there is resolution. We don't have that authority.  <b>Sarah Alger, Sarah F. Alger P.C.</b> – Asked if Mr. Pohl should recuse.  <b>Pohl</b> – Recused from the discussion.  <b>Coombs</b> – Took over as chair.  <b>Hedden</b> – When an HDC decision is appealed, in the interim between approval and the appeal, the COA is filed with the Town Clerk. The question is should an appeal hold up the building permit.  <b>Coombs</b> – Asked how we would adopt the same policy as the Conservation Commission.  <b>Hedden</b> – That would have to go to Town Meeting.  <b>Steven Cohen, Cohen &amp; Cohen Law P.C.</b> – There is a specific appeal that has raised this issue, the general principal is whether or not the COA filed with the Town Clerk can be used to file for a building permit or do they have to wait the 100-day appeal period. It is unclear in the HDC Act.  <b>Coombs</b> – We have to make our own decisions; not count on anyone else.  <b>Alger</b> – We are talking about the situation in which a COA was issued and filed; normally people immediately apply for the building permit, which they do at their own risk. She doesn't think HDC can make this decision; it will require a change in the Act.  <b>Coombs</b> – Asked that Ms. Alger and Mr. Cohen to submit their opinions in writing to Mr. Hedden. This will be kept on the agenda for further discussion.  <b>Hedden</b> – The legislation should be clarified and not left up to interpretation.</li> </ul>
Commission Comments	None

List of additional documents used at the meeting:

1. Bike rack packet: aerial, specs, and photos.
2. HDC Enabling Legislation.

Adjourned at 9:25 p.m. by unanimous consent

Submitted by:  
Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

Sign Advisory Committee