



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 ~~

Thursday, May 30, 2019

Planning and Land Use Services, 2 Fairgrounds Road, Conference Room – 1:00 p.m.

Called to order at 1:01 p.m. and announcements by Mr. Pohl

Staff in attendance: John Hedden, HDC Compliance Coordinator; Terry Norton, Town Minutes Taker
 Attending Members: Pohl, McLaughlin, Oliver
 Absent Members: Coombs, Camp, Welch, Watterson, Dutra

Agenda adopted by unanimous consent.

I. PUBLIC COMMENT

None

II. OLD BUSINESS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Famiglio, Mark	2 Harbor View Way	Driveway/Belgium block	42.4.1-31	Julie Jordin
2. Ard, Warren	6 Berkley Street	Pool	76.1.3.-43	Botticelli & Pohl
3. Ard, Warren	6 Berkley Street	Rev. 67902: shed	76.1.3.-43	Botticelli & Pohl
Voting	Pohl, McLaughlin, Oliver			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	Not opened at this time.			
Motion	Motion to Hold for Tuesday June 4, meeting. (Oliver)			
Vote	Carried unanimously		Certificate #	

III. DISCUSSION AND POSSIBLE VOTE ON COLOR ARRANGEMENTS OF RICHMOND PROJECT BUILDINGS

Voting	Pohl, McLaughlin, Oliver			
Documentation	Global site plan, color pallet, and Ms. Oliver's statement of concerns.			
Representing	Dinah Klamert, KOH Architects			
Concerns (1:02)	<p>Oliver – Read into the record a statement of concerns about deficits in the application material and presentations for this project. If we don't have all the information we need, she doesn't want to review any applications regarding this project.</p> <p>McLaughlin – Agrees with much of which Ms. Oliver has said; one policy is that submissions are checked by the staff and held until any missing material is provided.</p> <p>Hedden – They have come up with a site plan with the proposed colors for each approved building.</p> <p>McLaughlin – The overall site plan is not large enough to read; should be ¼-inch scale.</p> <p>Oliver – This is a huge project and people are talking about it; we don't have anything that shows the whole scale of the final development. We should stop referring to the building type; refer to the street address from here on out.</p> <p>Klamert – The overall site plan shows the Phase I, Meadows 2 apartments; none of Phase II is being shown.</p> <p>Pohl – Suggested color coding the site plan: approved, reviewed but not approved, not-yet applied for, and approved and under construction.</p> <p>Klamert – Reviewed the proposed color pallets for the approved buildings.</p> <p>Oliver – On the "H" building, the clapboard should be grey, not white. The "J" building shouldn't have white doors with white trim. The "I.5" door should be a different color.</p> <p>Pohl – Agrees with Ms. Oliver. Suggested a Hamilton blue door on the "J" building. On the "B", the trim should go to white to contrast with the Platinum grey clapboard. Conceptually, on the "A" and "A.1", we don't often see white sash with platinum trim; you see them the other way around. Suggested the "I.5" door be sandtone to match the windows.</p>			
Motion	Motion to Approve through staff with color pallets revised per Exhibit A. (Oliver)			
Vote	Carried unanimously		Certificate #	

IV. RICHMOND	DEVELOPMENT	PROJECT		
<p>1. Pastan, Phil</p> <p>Voting</p> <p>Alternates</p> <p>Recused</p> <p>Documentation</p> <p>Representing Public</p> <p>Concerns (1:34)</p> <p>Motion</p> <p>Vote</p>	<p>35 Beach Grass Road</p> <p>Pohl, McLaughlin, Oliver</p> <p>None</p> <p>None</p> <p>Architectural elevation plans, site plan, and photos.</p> <p>Dinah Klamert, KOH Architects – Presented project; white sash and trim and Hamilton blue door.</p> <p>None</p> <p>Pohl – This is not a 2-story building; it 1.5 story because it doesn't have a full 2-story plate and we like that. North and south elevations, the flush dormer window meeting rails don't align with the eave. The frontispiece should also be white.</p> <p>McLaughlin – Nothing to add.</p> <p>Oliver – Nothing to add.</p> <p>Motion to Approve through staff with the north and south elevation meeting rails in the dormer windows to align with the eaves. (Oliver)</p>	<p>New dwelling - H</p> <p>Certificate #</p> <p>72502</p>	<p>68-370</p>	<p>KOH Architecture</p>
<p>2. Pastan, Phil</p> <p>Voting</p> <p>Alternates</p> <p>Recused</p> <p>Documentation</p> <p>Representing Public</p> <p>Concerns (1:42)</p> <p>Motion</p> <p>Vote</p>	<p>3 Sandplain Drive</p> <p>Pohl, McLaughlin, Oliver</p> <p>None</p> <p>None</p> <p>Architectural elevation plans, site plan, and photos.</p> <p>Dinah Klamert, KOH Architects – Presented project; colors sandtone sash, white trim, and white door.</p> <p>None</p> <p>Oliver – No white door. North elevation, the peak of the roof on the little gable element should align with the cornerboard; suggested a hipped roof; the front door needs to have more presence.</p> <p>McLaughlin – The flush dormer window meeting rails need to align with the eaves.</p> <p>Pohl – Agrees with Ms. Oliver about the white door and moving the little gable element over to align with the corner board; Agrees with Mr. McLaughlin about the meeting rails. Suggested the front door have 5/4X8 trim.</p> <p>Motion to Approve through staff with flush dormer window meeting rails to align with the eave; north elevation small gable moved 2 feet left to align the peak with the cornerboard; Nantucket red door; and 5/4X8 trim on the front door. (Oliver)</p>	<p>New dwelling - C.1</p> <p>Certificate #</p> <p>72503</p>	<p>68-346</p>	<p>KOH Architecture</p>
<p>3. Pastan, Phil</p> <p>Voting</p> <p>Alternates</p> <p>Recused</p> <p>Documentation</p> <p>Representing Public</p> <p>Concerns (1:53)</p> <p>Motion</p> <p>Vote</p>	<p>2 Aster Court</p> <p>Pohl, McLaughlin, Oliver</p> <p>None</p> <p>None</p> <p>Architectural elevation plans, site plan, and photos.</p> <p>Dinah Klamert, KOH Architects – This is the same design and could pick up the same comments on this.</p> <p>None</p> <p>Same concerns as for the 3 Sandplain Drive house.</p> <p>Motion to Approve through staff with flush dormer window meeting rails to align with the eave; south elevation small gable moved 2 feet to align the peak with the cornerboard; and 5/4X8 trim on the front door. (Oliver)</p>	<p>New dwelling - C.1</p> <p>Certificate #</p> <p>72504</p>	<p>68-377</p>	<p>KOH Architecture</p>
<p>4. Pastan, Phil</p> <p>Voting</p> <p>Alternates</p> <p>Recused</p> <p>Documentation</p> <p>Representing Public</p> <p>Concerns (1:58)</p> <p>Motion</p> <p>Vote</p>	<p>1 Lilac Court</p> <p>Pohl, McLaughlin, Oliver</p> <p>None</p> <p>None</p> <p>Architectural elevation plans, site plan, and photos.</p> <p>Dinah Klamert, KOH Architects – Presented project; sandtone sash, white door, and white trim.</p> <p>None</p> <p>Oliver – This is the same house with the same concerns.</p> <p>Pohl – Drop the pent roof over the front door to meet the head casing.</p> <p>Motion to Approve through staff with flush dormer window meeting rails to align with the eave; north elevation small gable moved 2 feet to align the peak with the cornerboard; drop the roof over the front door by one foot; and front door to be Essex green with 5/4X8 trim. (Oliver)</p>	<p>New dwelling - C.2</p> <p>Certificate #</p> <p>72505</p>	<p>68-359</p>	<p>KOH Architecture</p>

5. Pastan, Phil **(OB)** 23 Beach Grass New dwelling - C.2 68-57 KOH Architecture
 Voting Pohl, McLaughlin
 Alternates None
 Recused None
 Documentation None
 Representing None
 Public None
 Concerns (2:04) Not opened at this time.
 Motion **Held without opening due to a lack of quorum.**
 Vote N/A Certificate #

V. OTHER BUSINESS	
Approve Minutes	None
Review Minutes	April 10, and May 21, 2019
Other Business (2:08)	<ul style="list-style-type: none"> • Discussion of update on Vineyard Wind project. • Discussion of synthetic materials. • Discussion and possible vote on an HDC representative for the Nantucket Sidewalk Work Group. • Clarification of COA# 71241, garage doors, at 32 India Street. Doug Mills, BPC – He has submitted an application for Tuesday’s agenda if that is what needs to happen. Oliver – She reviewed the tape; it was approved with the window to have mullions; also, there was a comment about the barn doors to be shut all the time. It even says on the COA form that the doors are to remain closed. Pohl – Mr. Welch made the comment about keeping the doors shut all the time, but he wasn’t a voting member. He says he said it as a joke. Hedden – The best clarification is for this to come back before the Board. In the hearing, Mr. McLaughlin had concerns about the window and Mr. Pohl assured him the doors would be kept closed. Pohl – This is complicated by the fact that one or more voting members did not take Mr. Welch’s comment as a joke but as a condition under which they would approve the window. The only correct way to get back on track is to apply for revisions and let the Board have a discussion. In response to Mr. McLaughlin’s concerns, assured it is legal to discuss this situation – there is no vote and it is noticed. • Review and possible vote on upcoming HDC schedule. Motion to Approve the schedule as presented. (Oliver) Carried unanimously
Commission Comments	None

List of additional documents used at the meeting:

1. COA for 32 India Street
2. HDC Meeting Schedule June 25 to November 19

Adjourned at 2:19 p.m. by unanimous consent

Submitted by:
 Terry L. Norton

Historic Structures Advisory Board