



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, June 1, 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, Coombs, McLaughlin, Camp, Oliver, Welch, Watterson
 Absent Members: Dutra
 Late Arrivals: Watterson, 5:30 p.m.
 Early Departures: Watterson, 5:40 p.m.; McLaughlin, 8:41 p.m.

Motion to Approve the Agenda. (Coombs)

Roll-call Vote: Carried 5-0//Camp, Oliver, McLaughlin, Coombs, and Pohl-aye

I. PUBLIC COMMENT

Bill McGowan – Asked that all members angle their devices to be properly.

II. CONSENT

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	David Webster TR 05-1034	11 South Shore Road	Rev02-0611; shed	67-468.1	CWA
2.	Pierre Villemejeane 05-1040	18 Gladlands Avenue	Shed	80-221	Emeritus
3.	77 Pocomo LLC 06-1050	77 Pocomo Road	Shed	15-6	Emeritus
4.	Toscana 05-1041	110 Hinsdale Road	Move off 80sf shed	69-30.1	Self
5.	Ramon Welch 05-1048	6 Wappossett circle	Move on 80sf shed	67-566	Self
6.	Fred Schroeder 05-1036	22 Exeter Street	Dormers- addition	76.4.2-339	Permits Plus
7.	Richard MacKay 05-1011	120 Baxter Road	Roof change	48-33	Carey Company
8.	Stafford Meyer 05-1008	41 Dukes Road	Porch	56-324	NAG
9.	Greg Glowacki 05-1026	22 Evergreen	Rev 73194; porch/wind	68-710	Val Oliver
10.	Emily Osgood 06-1049	43 Tennessee Avenue	Fence	59.4-310	Self
11.	Cisco Sanctuary 05-0970	5 Bartlett Farm Road	Add exterior door	65-13.3	Gryphon Architect
12.	Harry Pollack 05-0997	25 Douglas Way	Garage roof	39-42	Vasil Marinov
13.	Patricia Griffen Tr 05-1031	17 Pleasant Street	Gate	42.3.3-77	Mark Cutone Architecture

Voting Pohl, Coombs, McLaughlin, Camp, Welch

Alternates None

Recused Oliver

Documentation None

Representing None

Public None

Concerns No concerns.

Motion **Motion to Approve. (Camp)**

Roll-call Vote Carried 4-0//Camp, Welch, Coombs, and Pohl-aye; McLaughlin-abstain

Certificate #

HDC2020-(as noted)

III. 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.	James Powers 05-1042	163 Hummock Pond Road	Ground solar array	65-38	Cotuit Solar
	<ul style="list-style-type: none"> Must not be visible at time of inspection and in perpetuity 				
2.	Alan Schanzer 05-1001	3 Starbuck Road	Addition	60-21	Mark Cutone Architecture
	<ul style="list-style-type: none"> The connector to be shingled 				
3.	Elizabeth Wetherell 05-1033	10 Hickory Meadow Lane	Rev11-0239; rot/windows	41-904	Emeritus
	<ul style="list-style-type: none"> Due to lack of visibility 				
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns	No additional concerns.				
Motion	Motion to Approve through staff per noted concerns. (Camp)				
Roll-call Vote	Carried 4-0//Coombs, Camp, Oliver, and Pohl-aye; McLaughlin-abstain			Certificate #	HDC2020-05-(as noted)

IV. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Ronald Bamber 06-1052	3 West Creek Road	Wall sign	55-168	Cara Marquis
2.	Comcast 06-1051	1 Monomoy Road	Wall sign	55-68	John Delorie
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch				
Recused	None				
Documentation	Sign design plans, site plan, photos, and advisory comments.				
Representing	None				
Public	None				
Concerns	Flynn – The Sign Advisory Committee chair recommend these be approved as submitted.				
Motion	Motion to Approve as submitted. (Camp)				
Roll-call Vote	Carried 5-0//Coombs, Oliver-, Camp, McLaughlin, and Pohl-aye			Certificate #	HDC2020-06-(as noted)

V. VIEWS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Michael Young 05-0990	220 East Point Road	Hardscape	38-36	Julie Jordin
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (4:43)	Not opened at this time.				
Motion	Motion to Hold for representation. (Camp)				
Roll-call Vote	Carried 5-0//Camp, Oliver, McLaughlin, Coombs, and Pohl- aye			Certificate #	
2.	Frank Ryan 05-0989	8 Kings Way	Pool	41-277	Ahern, LLC
Voting	Pohl, Coombs, McLaughlin, Camp, Welch				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Miroslava Ahern, Ahern Design, LLC				
Public	None				
Concerns (5:36)	(4:45) Motion to Hold for representation. (Camp) Carried 5-0//Camp, Oliver, McLaughlin, Coombs, and Pohl- aye				
	Camp – She viewed this; it is well screened so no concerns.				
	Coombs – No concerns.				
	McLaughlin – No concerns.				
	Welch – There is limited visibility; it's fine.				
Motion	Motion to Approve. (Camp)				
Roll-call Vote	Carried //Coombs, Welch, Camp, McLaughlin, and Pohl -aye			Certificate #	HDC2020-05-0989

3. Cannonbury Ln, LLC 05-0895	42 Cannonbury Lane	Streetscape: boardwalk	73-79	Ahern, LLC
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Miroslava Ahern, Ahern Design, LLC			
Public	None			
Concerns (5:40)	(4:45) Motion to Hold for representation. (Camp) Carried 5-0//Camp, Oliver, McLaughlin, Coombs, and Pohl- aye Ahern – Reviewed changes made per previous concerns: to use reclaimed granite for crosswalks. Camp – This is all novel, but the use of reclaimed granite is a good solution; she will support this. Oliver – No concerns. Coombs – Agrees this is better but wonders how the granite will look because they are all very even. McLaughlin – No concerns.			
Motion	Motion to Approve. (Camp)			
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye	Certificate #	HDC2020-50-0895	
4. Eric Rosenfeld 05-0974	57 Quidnet Road	Roof top solar	21-89	ACK Smart
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.			
Representing	Tobias Glidden, ACK Smart			
Public	None			
Concerns (4:55)	(4:45) Motion to Hold for representation. (Camp) Carried 5-0//Camp, Oliver, McLaughlin, Coombs, and Pohl- aye Glidden – This was held for a view. He will strike the west elevation panels and place them elsewhere if possible. Camp – Thinks the panels on the west elevation would be visible as you continue into Quidnet village; not in favor of panels on the west. Would like more uniformity in placement and size of the panels. Likes the idea of using the shed roof. She has concerns about the panels on the south elevation 2 nd -floor roof. Coombs – Agrees with Ms. Coombs about the west elevation. Discussion about the visibility of the south elevation panels. Oliver – Agrees the west elevation will be visible; the south is a better spot. Suggested putting panels from any 2 nd -floor roof plains on the shed south-facing roof to keep the panels set as low as possible. McLaughlin – Clarified the position and size of the panels. Pohl – He too is concerned about panels on the west and agrees with Ms. Oliver’s suggestion of a different configuration on the south elevation and using the shed south-facing roof. Pointed out the shed would be a separate application. There are concerns about the panels on the 2 nd -floor south elevation roof.			
Motion	Motion to Approve through staff with no three panels on the west elevation dormer. (McLaughlin) Not carried. Motion to Hold for revisions. (Oliver)			
Roll-call Vote	Carried 5-0// Camp, McLaughlin, Coombs, Oliver, and Pohl-aye	Certificate #		

VI. OLD BUSINESS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Michelle Black 05-0953	28 Eel Point Road	Sports court	40-49	Ahern, LLC
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Miroslava Ahern, Ahern Design, LLC				
Public	None				
Concerns (5:49)	(4:45) Motion to Hold for representation. (Camp) Carried 5-0//Camp, Oliver, McLaughlin, Coombs, and Pohl- aye Ahern – Reviewed planting plan submitted per previous request. She placed the sport court as far from Eel Point Road as possible. Welch – His concern was regarding the grading submitted with the house approval; versus his recollection of the grading plan that what was submitted and the grading plan here, grade has been increased 2 feet on the outside circle of the driveway where the flag is. As far as he’s concerned, this is a house on a hill; and specific retaining grade and landscaping were part of that approval; he wants to see that compared with what’s proposed. His concern is what was approved with the house; the grade in front of the home was discussed and at that time it was stated grade would not change; it has changed. He mentioned the house platform because it’s easiest to read, literally, on the plan. Looking at the northwest corner of the sport court, the existing grade is 30 feet and proposed is to go to 36 feet. This is relevant because it would change the baseline topography for the rest of the lot. We had no reason to believe the grade would change 4 to 6 feet that far from the house. Oliver – She’d like to see more information on the grading and fill. Asked why the sport court couldn’t be placed farther down the hill. McLaughlin – Fill can be overpowering visually by creating a mountain. Confirmed the fence is 8 feet black vinyl mesh and placed is inside a 4-foot retaining wall. Coombs – She would like to see less fill and less retainage. Pohl – The grading can become an issue on sloped sites; Mr. Welch mentioned that at the driveway there is 2 more feet of fill than proposed. This application is for a sport court and any grading should be taking place in the vicinity of the sport court, not the house. At the turn-around of the drive, the land slopes off dramatically. The contours around the sport court are stretched to the left side; that means fills is moving over to encompass the sport court. The sport court is now cut into an artificially mounded hill. More fill is coming in to level off around the court on a site that already has fill. The issue isn’t the location but the fill between the platform for the house and the sport court.				
Motion	Motion to Hold for revisions and more information on the amount of fill and the grade changes. (Coombs)				
Roll-call Vote	Carried 5-0//Welch, McLaughlin, Coombs, Oliver, and Pohl-aye			Certificate #	
2.	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, and photos.				
Representing	Paul Santos, Nantucket Surveyors				
Public	None				
Concerns (5:31)	(4:47) Not heard due to lack of a quorum. Santos – Reviewed changes made per previous concerns. Oliver – Likes the grass and cobble combination, Option 2. Watterson – Asked to see the edging details. Also likes Option 2.				
Motion	Motion to Approve through staff Option 2 with the division strip to be up to the application. (Oliver)				
Roll-call Vote	Carried 3-0//Watterson, Oliver, and Camp-aye			Certificate #	HDC2020-02-0746
3.	Pauline Spencer 03-0833	38 York Street	Shed	55.4.1-50	Ross Goodwin
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Ross Goodwin				
Public	None				
Concerns (6:16)	Pohl – Read Ms. Backus notes: no photos, 4/12 pitch should be 8/12 or 12/12; need material for roof and trim. Oliver – She viewed this; there is a substantial hedge around a very small shed; she has no concerns. Camp – Agrees about the roof pitch and the shingled roof but it’s behind the hedge and the windows match the house. Coombs – No concerns even with the 4/12 pitch because this is a shanty. McLaughlin – 4/12 pitch roofs were more common in the 1940s and 1950s; no concerns.				
Motion	Motion to Approve as submitted. (Camp)				
Roll-call Vote	Carried 5-0//Oliver, Coombs, McLaughlin, Camp, and Pohl-aye			Certificate #	HDC2020-03-0833

4.	11 Davis Lane	03-0802	11 Davis Lane	New dwelling	82-75	Emeritus
Voting	Welch (acting Chair), McLaughlin, Oliver					
Alternates	None					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Matt MacEachern, Emeritus Development					
Public	Matt Erisman, 2 Wall Street					
Concerns (6:27)	<p>MacEachern – Reviewed changes made per previous concerns. Feels the north elevation is well balanced.</p> <p>Oliver – Her concerns were ignored: she’s asked for the ganged windows and doors to be separated. North elevation, the chicklet windows in the dormers have too much space, especially the far-right dormer with the ganged windows and massive cheek-wall space; either reduce the dormers or increase the windows. The 6-inch change in the secondary mass height is insufficient.</p> <p>McLaughlin – North elevation right, the deck is 10 feet deep; it should be pulled back to 8 feet; same on the left side.</p> <p>Welch – North elevation, his concern is the sense of hierarchy between the primary and secondary masses; the walkout stairway will accentuate the height with an implied 3 stories where/if visible. Regarding the small windows in the dormers and the ganging, he hoped modifying those would better define sense of a secondary mass and alleviate those issues. The 2nd-floor deck space is a general rule we’ve been following that the decks be closer to 8 feet deep; feels there should be some accommodation there. The North elevation is still vexing to the Commissioners.</p>					
Motion	Motion to Hold for revisions. (Oliver)					
Roll-call Vote	Carried 3-0//McLaughlin, Oliver, and Welch-aye				Certificate #	
5.	11 Davis Lane	03-0803	11 Davis Lane	Cabana	82-75	Emeritus
Voting	Welch (acting Chair), McLaughlin, Oliver					
Alternates	None					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Matt MacEachern, Emeritus Development					
Public	Matt Erisman, 2 Wall Street					
Concerns (6:43)	<p>Welch – The abutter’s email reiterated concerns stated by abutters in the previous hearing.</p> <p>MacEachern – Reviewed changes made per previous concerns: relocated cabana, reduced height.</p> <p>McLaughlin – No comments.</p> <p>Oliver – She’d prefer the roof be a pergola; it would not draw attention to itself. Feels cabanas change the character of the area; doesn’t know why they can’t go into the house to use the bathroom. The natural vegetation should grow embrace the property. The cabana next door is surrounded by a board fence, not vegetation.</p> <p>Erisman – At the last hearing, Ms. Oliver suggested the cabana shouldn’t exist due to the zoning shed. All the natural vegetation has been cleared to about 4-feet outside their property line to Davis and Trinity. The natural buffer is now gone; he is concerned any vegetation that goes in will not be indigenous. The density of the lot is staggering.</p> <p>Welch – Agrees that the height appears tallish; there’s room to come down. Cisco is a low-profile area with regard to vegetation, structures and sense of place in that location. 12 Westerwyck is not an appropriate model; that cabana also has an 8-foot soffit; it appears like a commercial structure. This needs to be viewed in the context of the whole with the pool. He’d prefer a motion indicating this will track with the pool with revisions.</p>					
Motion	Motion to Hold for revisions. (Oliver)					
Roll-call Vote	Carried 3-0//Oliver, McLaughlin, and Welch-aye				Certificate #	
6.	11 Davis Lane	03-00798	11 Davis Lane	Pool	82-75	Emeritus
Voting	Welch (acting Chair), McLaughlin, Oliver					
Alternates	None					
Recused	None					
Documentation	Landscape design elevation plans, site plan, and photos.					
Representing	Matt MacEachern, Emeritus Development					
Public	Matt Erisman, abutter					
Concerns (time)	<p>MacEachern – There are no significant changes to the pool; the landscape plan wasn’t completed until Saturday.</p> <p>Erisman – He and his neighbors are outraged. Changes were insignificant; reduction of the pool is less than ½ of 1%; it’s almost the same footprint as the house. Asked that the pool and cabana be eliminated altogether; people think 12 Westerwyck set a precedent. There had been discussion about moving the pool deeper into the lot.</p> <p>Oliver – She’s been consistent about this not being the area for a pool: it’s the fences, privets, manicured landscaping. By pushing the pool in line with the house, everything could come in and keep the manicured landscape to a minimum; there is a lot of patio around this pool. We had asked for a screening plan; she wants to know what screening is proposed.</p> <p>McLaughlin – Referred to Mr. Erisman’s letter and his thoughtful comments; agrees with those concerns.</p> <p>Welch – The site has been cleared, which isn’t reflected on the site plan, whereas the original proposal showed natural vegetation; not having it there is a concern. Pools have been approved with a naturalized buffer distanced from the public way. The pool should be located such that the indigenous plant material can come close to and be mounded around the pool leaving open yard space to the property lines. What was installed at 12 Westerwyck is not what was approved; therefore it is not an appropriate model.</p>					
Motion	Motion to Hold for revisions. (Oliver)					
Roll-call Vote	Carried 3-0//McLaughlin, Oliver, and Welch-aye				Certificate #	

7.	11 Meadow, LLC 02-0722	11 Meadow Lane	New dwelling	41-448	Emeritus
Voting	Coombs (acting chair), Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (7:14)	MacEachern – Reviewed changes made per previous concerns. Welch – His question is the visibility of the rear from Grove Lane; it would be an oblique angle, so he has no concerns. Oliver – No concerns.				
Motion	Motion to Approve as submitted. (Welch)				
Roll-call Vote	Carried 3-0//Welch, Oliver, and Coombs-aye			Certificate #	HDC2020-02-0722

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.	Island Gas 05-1028	11 Industry Road	Solar Panels	69-295	ACK Smart
Voting	Pohl, Coombs, McLaughlin, Camp, Welch				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.				
Representing	Tobias Glidden, ACK Smart Tim Carruthers, ACK Smart				
Public	None				
Concerns (7:19)	Glidden – Presented project; roof is corrugated metal dark grey. Coombs – Her concern would be the pitch of the roof. No others have concerns.				
Motion	Motion to Approve as submitted. (Welch)				
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Coombs, Welch, and Pohl-aye			Certificate #	HDC2020-05-1028
2.	TLJ Properties 05-1032	24 Bartlett Farm Road	New dwelling	65-86	Emeritus
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (7:28)	MacEachern – Presented project. Camp – It looks like a farmhouse, very appropriate. South elevation, suggested 10-light French doors would be more old-fashioned, in keeping with a farmhouse. It needs a chimney. Oliver – The west elevation, which is the side, faces the Bartlett Farm Road which is peculiar and with the window in the side of a dormer; you could wrap the porch around to the door. This is larger than structures around it. Coombs – White trim is inappropriate on a farmhouse. North elevation will be visible and it's all windows, which should be broken up; the dormer should be smaller. This will be visible from all sides. McLaughlin – Noted the document says Bartlett Road and the site plan says Bartlett Farm Road. Fenestration is chaotic. South elevation, front door should be a standard 6-panel; windows on the right are too large. The 2-over-2 windows are a modern feature and there are too many. Pohl – All 1 st -floor windows are too tall; building is too tall; agrees about the south elevation dormer is too large; elevation orientation is different; agrees about the white trim.				
Motion	Motion to Hold for revisions. (Camp)				
Roll-call Vote	Carried 5-0//Oliver, Coombs, McLaughlin, Camp, and Pohl-aye			Certificate #	

3. Bob Constable **05-1029** 3 Barrett Farm Road Roof color change 40-80.1 Thornewill Design
 Voting Pohl, Coombs, McLaughlin, Camp, Oliver
 Alternates Welch
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Luke Thornewill, Thornewill Design
 Public None
 Concerns (7:46) **Thornewill** – Presented project; weatherwood.
Oliver – She and Ms. Camp viewed this; the panels aren’t visible from Madaket Road and barely visible from Barrett Farm Road. Weatherwood is dark grey with brown flakes; feels this will be okay.
 Others agree due to minimal visibility.
 Motion **Motion to Approve. (Camp)**
 Roll-call Vote Carried 5-0//Oliver, Coombs, Camp, McLaughlin, and Pohl-aye Certificate # **HDC2020-05-1029**

4. Reyelt Nominee Tr **05-0950** 38 Derrymore Road Move-demo main house 30-72 Hanley Cons/Sophie Metz
 Voting Pohl, Coombs, McLaughlin, Camp, Oliver
 Alternates Welch
 Recused None
 Documentation Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.
 Representing Sophie Metz
 Public None
 Concerns (7:52) **Metz** – Presented project.
Backus – Circa 1963 ranch; contributing for architecture of that period; it does have a survey. This is a type of 1960s architecture; it’s up to the HDC to determine if they want to preserve architecture from that era. The NACR survey was done in 1989 and needs to be updated; since then, this house has reached the 50-year benchmark.
Oliver – The Massachusetts Cultural Resource Inventory states it’s on the national registry inventory, but the NACR survey says it’s not contributing.
Camp – She doesn’t think this is a good example of period architecture and doesn’t need to be saved.
Coombs – Looks to be in good shape and nice for housing. It’s an acceptable 1-story house that fits into the area. Would like to know what’s going in its place.
McLaughlin – This has no historical architectural value.
Pohl – The 50 years of age benchmark is a moving target. Doesn’t think this is a “really great example” of 1960s ranch style
 Motion **Motion to Approve as a move-off/demolition. (Camp)**
 Roll-call Vote Carried 5-0//Oliver, Coombs, McLaughlin, Camp, and Pohl-aye Certificate # **HDC2020-05-0950**

5. Reyelt Nominee Tr **05-0951** 38 Derrymore Road Move-demo guest house 30-72 Hanley Cons/Sophie Metz
 Voting Pohl, Coombs, McLaughlin, Camp, Oliver
 Alternates Welch
 Recused None
 Documentation Architectural elevation plans, site plan, photos, and advisory comments.
 Representing Sophie Metz
 Public None
 Concerns (time) **Backus** – Circa 2003.
Metz – Presented project.
 No concerns.
 Motion **Motion to Approve as a move-off/demolition. (Camp)**
 Roll-call Vote Carried 5-0//Coombs, McLaughlin, Oliver, Camp, and Pohl-aye Certificate # **HDC2020-05-0951**

6.	Hannah Gardner 05-0988	6 Gull Island	Rev. 67657 and 72922	42.4.3-61	Sarah McLane
Voting	Coombs (acting chair), McLaughlin, Camp, Oliver, Welch				
Alternates	None				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Sarah McLane				
Public	None				
Concerns (8:07)	<p>McLane – Presented project; all original windows will be restored; south elevation is not visible.</p> <p>Oliver – North elevation, the proposed rear addition isn't as successful as the previous approval; suggested turning the gable and running the roof the other way. There is a way to turn the west elevation addition and not lose headroom.</p> <p>Camp – Some of the charm of the building is an anomaly; the original windows are really old with hand-blown glass; wants a full window survey and restoration of the original windows. The oriel window is charming and should remain. Okay with the right gable as seen from the north, but it should have a window. Her main concerns are the north, east and west sides.</p> <p>Backus – Circa 1800s; Lancaster indicates 12-over-12 and 9-over-9 windows and Greek doorway; okay with oriel window replacement; reduce of rear gable; replicate the traditional ell.</p> <p>McLaughlin – The east elevation oriel should duplicate what's there. There is no access for the roof walk. Agrees with Ms. Oliver about the addition as seen from the front.</p> <p>Welch – Agrees with comments made. Understands concerns with lowering the roof as seen from the north elevation; but the existing west elevation competes much less with the hierarchy of the main mass; this adds a large mass on the west elevation; suggested reducing the height with some of the living space built out on the 1st-floor to the west and south. Suggested Ms. McLane direct any questions (about suggestions made to her at the meeting) through the staff.</p>				
Motion	Motion to Hold for revisions and further information. (Welch)				
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Welch, and Coombs-aye			Certificate #	
7.	Town of Nantucket 05-1037	25 Bunker Road	North Building, storage	78-2.1	SMRD
8.	Town of Nantucket 05-1027	25 Bunker Road	South Building, storage	78-2.1	SMRD
Voting	Pohl, Coombs, Camp, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Steve Roethke, Steve M. Roethke Design				
Public	None				
Concerns (8:42)	<p>Roethke – These are identical buildings and can be considered together; presented project.</p> <p>No concerns.</p>				
Motion	Motion to Approve both Item 7 & 8. (Oliver)				
Roll-call Vote	Carried 5-0//Oliver, Coombs, Welch, Camp, and Pohl-aye			Certificate #	HDC2020-05-(as noted)
9.	Town of Nantucket 05-1022	5 Backus Lane	Tennis crts/retain wall/fence	67-16	SMRT Architects
Voting	Pohl, Coombs, Camp, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	John McMeeking, SMRT Architects				
Public	Diane O'Neil, Nantucket Public Schools Facilities Manager				
Public	None				
Concerns (8:48)	<p>McMeeking – Presented project; retaining wall is 4-feet.</p> <p>Welch – Appreciates the schools coming up with a cohesive campus plan. As long as the retainage receives vegetative landscaping to soften it from the back, he has no concerns. Visually this is a 10-foot “wall” on top of a 4-foot wall.</p> <p>Coombs & Oliver – No concerns.</p> <p>Camp – Leland Cyprus could break the wind and screen the wall and fence as well.</p>				
Motion	Motion to Approve through staff with Leland Cyprus planted on the north and west sides. (Welch)				
Roll-call Vote	Carried 5-0//Camp, Coombs, Oliver, Welch, and Pohl-aye			Certificate #	HDC2020-05-1022

10. Cisco Sanctuary 05-1035	162 Hummock Pond Rd.	Seasonal retail container	65-13.3	Gryphon Architect
Voting	Pohl, Coombs, Camp, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Ethan Griffin, Gryphon Architect			
Public	None			
Concerns (8:58)	Griffin – Presented project; applying for 180 days from erection date. Coombs – This will come down in the winter and is way back from the road. This will fit in. No concerns because it's temporary.			
Motion	Motion to Approve as submitted. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, Welch, Camp, Coombs, and Pohl-aye		Certificate #	HDC2020-05-1035
11. Leonard Miller 05-1030	7 Greenleaf Road	Addition	39-31	Chris Hall Architects
12. Mark Wendling 05-1023	4 John Adams Lane	Deck/windows/doors	30-628	Botticelli & Pohl
13. Prickly Pear 05-1010	17 Broadway	Rev.03-0845: dormer/wind	73.1.3-112	Val Oliver
Voting	Pohl, Coombs, Camp, Oliver, Welch			
Alternates	None			
Recused	Oliver			
Documentation	None			
Representing	None			
Public	None			
Concerns (9:06)	Not heard at this time.			
Motion	Motion to Hold. (Welch)			
Roll-call Vote	Carried 4-0//Camp, Coombs, Welch, and Pohl-aye		Certificate #	
14. Stephen Welch 05-1038	13 Waydale Road	Temporary shed	67-32	Self
Voting	Pohl, Coombs, Camp, Oliver			
Alternates	None			
Recused	Welch			
Documentation	None			
Representing	None			
Public	None			
Concerns (9:06)	Not heard at this time.			
Motion	Motion to Hold. (Oliver)			
Roll-call Vote	Carried 4-0//Coombs, Camp, Oliver, and Pohl-aye		Certificate #	
15. Faro Strada, LLC 05-0945	20 Sankaty Head Road	Garage	48-31	Botticelli & Pohl
Voting	Coombs (acting Chair), Oliver, Welch			
Alternates	None			
Recused	Pohl			
Documentation	None			
Representing	None			
Public	None			
Concerns (9:06)	(6:26) Motion to Hold for the end of the agenda. (Oliver) Carried 4-0//Welch, Oliver, and Coombs-aye Not heard at this time.			
Motion	Motion to Hold. (Welch)			
Roll-call Vote	Carried 3-0//Oliver, Welch, and Coombs-aye		Certificate #	

VIII. OTHER BUSINESS

Approve Minutes	May 11 & 19, 2020: Motion to Approve May 11 and hold May 19. (Welch)
Roll-call Vote	Carried 5-0//Camp, Oliver, Coombs, Welch, and Pohl-aye
Review Minutes	May 26, 2020
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting Monday June 08, 2020 at 4:30pm • Discussion regarding 81 Vestal grading and retainage
Commission Comments	None

List of additional documents used at the meeting:

1. None

Motion to Adjourn at 9:09 p.m. (Camp) Carried unanimously//Welch, Coombs, Oliver, Camp, and Pohl-aye

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

Sign Advisory Committee