



HISTORIC DISTRICT COMMISSION REGULAR MEETING

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

Commissioners: Raymond Pohl (Chair), Stephen Welch (Vice-chair), Diane Coombs, Abby Camp, Vallorie Oliver,
Associate Commissioners: Jessie Dutra, Carrie Thornewill, Connie Patten

~~ MINUTES ~~

Tuesday, June 13, 2023

Community Room, 4 Fairgrounds Road & Remote Participation via ZOOM.

Called to order at 4:03 pm. and announcements by Mr. Pohl

Staff in attendance: Holly Backus, Historic Planner; Esmeralda Martinez, Land Use Specialist; & Fiona Johnson, Administrative Specialist.

Attending Members: Pohl, Welch, Camp, Coombs, Oliver, Dutra, Patten

Remote Participants: None

Absent Members: Thornewill

Late Arrivals: Welch (4:17), Oliver (4:17), Dutra (4:17), Patten (4:10 pm)

Early Departures:

Adoption of Agenda.

Motion **Motion to Approve as drafted. (Coombs)**
Vote Carried 3-0 // Pohl, Camp, Coombs-aye

I. HELD FOR A VIEW

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Town of Nantucket	16 Broad St	Alterations	42.4.2/30	SMRT Architects
Voting	Pohl, Coombs, Camp, Dutra, Patten			
Alternates	Oliver, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	-			
Public	-			
Concerns	Application not opened			
Motion	No action			
Roll-call Vote			Certificate #	

II. NEW BUSINESS 06/06/2023

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Jane Berman 05-8571	98 Tom Nevers Rd	Rem. porc. roof rev 04-6169	91/40	NAG
Voting	-			
Alternates	-			
Recused	-			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	-			
Public	-			
Concerns	Application not opened.			
Motion	Hold for representation. (Pohl)			
Roll-call Vote			Certificate #	HDC2023-05-8571

2.	Richard Evans	05-8533	11 Wanoma Rd	Roof mount solar	92.4/229	Team Sunshine
Voting	-					
Alternates	-					
Recused	-					
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.					
Representing	-					
Public	-					
Concerns	Application not opened.					
Motion	Hold for representation. (Pohl)					
Roll-call Vote					Certificate #	HDC2023-05-8533
3.	Bent Shimmo	NT 05-8510	2 S Valley RD	Pool & retaining wall	43/165	Atlantic Landscaping
Voting	-					
Alternates	-					
Recused	-					
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.					
Representing	-					
Public	-					
Concerns	Application not opened.					
Motion	Hold for representation. (Pohl)					
Roll-call Vote					Certificate #	HDC2023-05-8510
4.	Paul Donovan	05-8486	89 Vestal ST	Fence	56/251	LINK
Voting	-					
Alternates	-					
Recused	-					
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.					
Representing	-					
Public	-					
Concerns	Application not opened.					
Motion	Hold for representation. (Pohl)					
Roll-call Vote					Certificate #	HDC2023-05-8486
5.	Nt Boat Basin	05-8430	29 Commercial Whrf	Partial demo	42.2.4/3	Dennis Patnaude
Voting	Pohl, Camp, Coombs, Patten					
Alternates	None					
Recused	None					
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.					
Representing	Dennis Patnaude					
Public	-					
Concerns	-					
Motion	Motion to approve as submitted. (Camp)					
Roll-call Vote	Carried 4-0 // Pohl, Camp, Coombs, Patten-aye				Certificate #	HDC2023-05-8430

6.	14 Hussey St LLC 05-8419	14 Hussey St	Foundation & door chng	42.3.4/132	EMDA
Voting	Welch, Camp, Coombs, Oliver, Patten				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	Ethan McMorrow- EMDA				
Public	Mickey Rowland – The panel size of the windows attracts too much attention; a shingled base would be simpler and more appropriate. The plate of the western addition seems to be raised more than necessary. The secondary chimney could be pretty old, if it is it should remain. An effort should be made to alter the house as little as possible.				
Concerns	Holly Backus – The panels proposed under the windows are a little large and could be reduced in size. Oliver – No concerns. Camp – Would like to see chimney remain. Coombs – Would also like to see the chimney remain if possible. Would go along with smaller panels on the bay window and drop it down. Patten – No objection over the chimney. Suggest a bigger window where the smaller is on the west elevation. Welch – Simplify the panel under the bay. No other concerns				
Motion	Motion to approve through staff, shingling below the bay instead of the panels, adding a window on the west where the window was removed, move the kitchen windows up so they abut the freeze. (Oliver)				
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Patten-aye		Certificate #	HDC2023-05-8419	
7.	Laura Iannetta	7 Paul Jones Rd	Relocate spa rev 12-7591	30/68.1	Ahern LLC
Voting	Pohl, Welch, Camp, Coombs, Oliver				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	Miroslava Ahern				
Public	-				
Concerns	-				
Motion	Motion to approve as submitted due to lack of visibility. (Welch)				
Roll-call Vote	Carried 4-1 // Pohl, Welch, Coombs, Oliver-aye// Camp-nay		Certificate #	HDC2023-	
8.	22 Easton St LLC 05-8575	22 Easton St	GH revision	42.1.4/12.1	Roland Voyages
Voting	-				
Alternates	-				
Recused	-				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	-				
Public	-				
Concerns	Aplication not opened.				
Motion	Hold for representation. (Pohl)				
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Patten-aye		Certificate #	HDC2023-05-8575	
9.	22 Easton St LLC 05-8576	22 Easton St	Garage revision	42.1.4/12.1	Roland Voyages
Voting	-				
Alternates	-				
Recused	-				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	-				
Public	-				
Concerns	Aplication not opened.				
Motion	Hold for representation. (Pohl)				
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Patten-aye		Certificate #	HDC2023-05-8576	
10.	22 Easton St LLC 05-8574	22 Easton St	MH revision	42.1.4/12.1	Roland Voyages
Voting	-				
Alternates	-				
Recused	-				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	-				
Public	-				
Concerns	Aplication not opened.				
Motion	Hold for representation. (Pohl)				

Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Patten-aye	Certificate #	HDC2023-05-8574
11. 22 Easton St LLC	05-8573 22 Easton St Studio revision	42.1.4/12.1	Roland Voyages
Voting	-		
Alternates	-		
Recused	-		
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.		
Representing	-		
Public	-		
Concerns	Application not opened.		
Motion	Hold for representation. (Pohl)		
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Patten-aye	Certificate #	HDC2023-05-8573

III. OLD BUSINESS 06/13/2023

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Nicole & Phillip Hadley	04-8300 4 Underhill Lane	New garage	73.3.2/38.1	WAPD
Voting	Pohl, Welch, Coombs, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Andrew Kotchen- WAPD			
Public	-			
Concerns	<p>Holly Backus – The garage is still a little bit of a rocket ship. The dormers also should come off the ridge as indicated in building with Nantucket in mind. Asked that the amount of glazing on the elevations be checked.</p> <p>Oliver – The shed roof grounded the dimensions of the building better than just a pergola. Would like to see that shed roof element come back.</p> <p>Welch – Agrees with Val.</p> <p>Coombs – Also agrees with Val.</p>			
Motion	Motion to approve through staff reinstating the porch element, no second-floor deck, bringing the dormers off the ridge, and eliminating the middle window on the south elevation first floor. (Oliver)			
Roll-call Vote	Carried 4-0 // Pohl, Welch, Coombs, Oliver-aye	Certificate #	HDC2023-04-8300	
2. Don Michelle	02-7889 2 Bird Song Lane	Hardscape	55.4.4/80.2	Brook Meerbergen
Voting	Pohl, Welch, Camp, Coombs			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Brook Meerbergen			
Public	<p>Mickey Rowland – Suggest the board hold off on the fire pit and do a viewing after the property is built and settled to revisit fire pit later. Pea stone gravel to the east of the second structure seems like an odd ground cover.</p> <p>Anne Dewez – Agrees that the pea stone looks odd. Would like to suggest the applicant straighten the curved edge that looks out over the pony field and the whole mill street area. This would make it so there's less grade to deal with in terms of retainage and that edge wouldn't look as odd. Neighborhood is currently virtually firepit free and approving this firepit would set a precedent for the neighborhood.</p>			
Concerns	<p>Holly Backus – Fire pit should be screened from all public ways.</p> <p>Pohl – The board is reviewing two abutting parcels that will most likely eventually affect the visibility of this parcel because folks will have to look up through two landscapes below in order to view this one. Agrees with Mickey that firepit should be revisited for visibility once the landscape within and around this parcel progresses. Agrees with the board members that were ok with the pea stone gravel.</p> <p>Welch – Not sure about the fire pit, if anything it would need to be recessed into the grade. Not concerned about the pea stone gravel given that is likely there for drainage and will be a screened by a type 2 fence from the bird song lane side. The grade change on the rear of the structure is concerning. No issue with the shape of the retainage wall but is concerned about the height of that retaining wall. Suggest vegetation along the rear property line to soften the presentation of the structure. Suggests supplementing the three trees on the west side of the site plan with a 4th tree and relocating the trees towards the base of the hill to help mitigate visibility.</p> <p>Camp – There should be some kind of trees between this property and structures recently proposed on neighboring properties for screening. Not in favor of the firepit right now.</p> <p>Coombs – Agrees that the curved retainage wall should be straightened out. There should be natural plantings around the structure on this property. Is against the fire pit because it wouldn't fit in with the neighborhood.</p>			
Motion	Motion to hold for the revisions discussed by the board, as well as elaborating on the planting going around the site. (Coombs)			
Roll-call Vote	Carried 4-0 // Pohl, Welch, Camp, Coombs-aye	Certificate #	HDC2023-02-7889	

3.	Justin Geagan 04-8292	13a Pine Tree Rd	2 nd Addition dormer, roof	68/102	JB Studio
Voting	Pohl, Welch, Coombs, Oliver, Patten				
Alternates	Dutra, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	Juraj Bencat- JB Studio				
Public	-				
Concerns	-				
Motion	Motion to approve through staff dropping the dormer plate such that you get rid of the freeze board that's between the eave and window head casings in those dormers. (Welch)				
Roll-call Vote	Carried 5-0 // Pohl, Welch, Coombs, Oliver, Patten-aye			Certificate #	HDC2023-04-8292
4.	Little Nauti LLC	1 Smooth Hummocks	Dwelling revision	66/177	JB Studio
Voting	Welch, Coombs, Oliver, Patten				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	Juraj Bencat- JB Studio				
Public	None				
Concerns	None				
Motion	Motion to approve as submitted. (Oliver)				
Roll-call Vote	Carried 4-0 // Welch, Camp, Oliver, Patten-aye			Certificate #	HDC2023-(as noted)
5.	Little Nauti LLC	1 Smooth Hummocks	Pool revisions	66/177	JB Studio
Voting	Pohl, Welch, Coombs, Oliver, Patten				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	Juraj Bencat- JB Studio				
Public	-				
Concerns	-				
Motion	Motion to approve through staff replacing leyland cypress with a green giant arborvitae and pool to not be visible at time of inspection or thereafter. (Welch)				
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Patten-aye			Certificate #	HDC2023-(as noted)
6.	Ashkan Vaziri 04-8243	9 Woodbury Ln	Garage revisions	41/551	Studio PPark
Voting	-				
Alternates	-				
Recused	-				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	-				
Public	-				
Concerns	-				
Motion	Approved on 6/6/23 meeting.				
Roll-call Vote				Certificate #	HDC2023-04-8243
7.	Kara Rogers 04-8254	32 Lyons Ln	New dwelling revisions	71/6	SMRD
Voting	Welch, Camp, Coombs, Oliver Patten				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	Stephen Roethke -SMRD				
Public	-				
Concerns	Camp – Recommends some sort of tapered top to the chimney. Oliver – No concerns. Coombs – Agrees with the tapered chimney top.				
Motion	Motion to approve through staff with the top of the chimney being corbel. (Welch)				
Roll-call Vote	Carried 5-0 // Welch, Camp, Coombs, Oliver, Patten-aye			Certificate #	HDC2023-04-8254

8.	Christopher Hurd	25 E. Lincoln Av	Dwelling revisions	42.4.1/	EMDA
Voting	Pohl, Welch, Coombs, Oliver, Patten				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	Ethan McMorro				
Public	Mickey Rowland – Agrees with Holly about the height and the scale. Regarding for options for the windows they liked option D with the larger panes.				
Concerns	Holly Backus – Concerned about the structure’s height. Welch – The FEMA flood plain just jacks the whole structure up. Would prefer it to be a one-story structure. Concerned about the north elevation even though that elevation is viewed obliquely. Oliver – No concerns. Patten – Prefers option C from the window options. Coombs – Agrees with the board. Pohl – Agrees with most of the board with preferring option D on the windows.				
Motion	Motion to approve through staff with option D approach windows. (Welch)				
Roll-call Vote	Carried 5-0 // Pohl, Welch, Coombs, Oliver, Patten-aye		Certificate #	HDC2023-(as noted)	
9.	Nyland/ Logue 04-8347	93 Sankaty Rd	Alterations revisions	49/182	Topham Design
Voting	Pohl, Welch, Camp, Coombs, Dutra				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	Joseph Topham- Topham Design				
Public	-				
Concerns	-				
Motion	Motion to approve as submitted. (Welch)				
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Dutra-aye		Certificate #	HDC2023-04-8347	
10.	Gardner MacDonald	8 Priscilla Ln	Pool & Hardscape	41/353	Waterscapes
Voting	Welch, Camp, Coombs, Oliver				
Alternates	None				
Recused	Dutra				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	Jesse Dutra- Waterscapes				
Public	-				
Concerns	-				
Motion	Motion to approve as submitted with pool not visible at time of inspection or thereafter. (Coombs)				
Roll-call Vote	Carried 3-0 // Welch, Camp, Coombs-aye // Camp abstained		Certificate #	HDC2023-(as noted)	
11.	Davkim Smiley LLC 05-8432	10-12 Davkim Ln	Storage unit	68/61	Emeritus LTD
Voting	Welch, Camp, Coombs, Patten, Dutra				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	Matthew MacEarchern- Emeritus				
Public	-				
Concerns	-				
Motion	Motion to approve through staff with the roof color to be reviewed and approved as a supplemental in the office. (Camp)				
Roll-call Vote	Carried 5-0 // Welch, Camp, Coombs, Patten, Dutra-aye		Certificate #	HDC2023-05-8432	

12. 111 Cliff Rd Trust	05-8482	111 Cliff Rd	New dwelling	41/10	Emeritus LTD
Voting	Pohl, Welch, Camp, Coombs, Dutra				
Alternates	Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing Public	Matthew MacEarchern- Emeritus				
Concerns	-				
	<p>Holly Backus – At 27 feet 9 inches this structure is still a little tall. Curious about what a streetscape would show.</p> <p>Camp – The middle mass is lacking an identity. The third mass seems a little too boxy. A chimney might help to break the massing up. 6 over 1 window’s might be more charming.</p> <p>Coombs – Add a chimney owl to chimney. Bring in dormer on left side addition.</p> <p>Welch – The owls will help the atypical chimney.</p> <p>Pohl – Not loving the dormer with the two very lonely looking windows on the tertiary piece. Maybe the dormer could come in or there be an additional window there. The wide rake overhangs create a very narrow split between the shed on the tertiary and the porch on the secondary. If the porch got smaller, it would give that massing a little more identity. For simplicity maybe the porch roof could become an extension of the roof over the bathroom.</p>				
Motion	Motion to hold for revisions. (Camp)				
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Dutra-aye			Certificate #	HDC2023-05-8482
13. 111 Cliff Rd Trust		111 Cliff Rd	New garage	41/10	Emeritus LTD
Voting	Pohl, Welch, Camp, Coombs, Dutra				
Alternates	Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing Public	Matthew MacEarchern- Emeritus				
Concerns	-				
	<p>Holly Backus – Structure could be reduced in height slightly. The garage doors have a transom type of feel even though they are not transom.</p> <p>Pohl – The pent roof over the garage doors is really built up and can be simplified. Agrees with the board in regards to the garage doors.</p> <p>Welch – The garage doors and windows are a concern.</p> <p>Camp – The panels on the garage doors are awfully large and lacking character. Facia above the bracket should be reduced to half the size. The garage doors detailed, maybe v-grooved. The windows above the garage doors to be reduced to a smaller size.</p> <p>Coombs – Would like to see the garage doors change.</p>				
Motion	Motion to hold for revisions. (Camp)				
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Dutra-aye			Certificate #	HDC2023-
14. Bob & Jeanette LLC		43 Kendrick Rd	New dwelling	76.4.3/31	Chip Webster
Voting	Pohl, Welch, Camp, Coombs, Oliver				
Alternates	Dutra, Thornewill				
Recused					
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing Public	Chip Webster				
Concerns	-				
	Application not opened.				
Motion	No action.				
Roll-call Vote				Certificate #	HDC2023-(as noted)
15. Rednor Robin	05-8469	2 Anns Ln	Pool & Hardscape	49/59.1	Julie Jordin
Voting	Pohl, Welch, Camp, Coombs, Oliver				
Alternates	Dutra, Thornewill				
Recused					
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing Public	-				
Concerns	Application not opened.				

Motion **No action.**
Roll-call Vote

Certificate # **HDC2023-05-8469**

IV. COMMISSIONER'S ITEMS FOR DISCUSSION AND VOTE

- "Save our Sound Endorsement." – **Held for next Tuesday.**
- Thursday HDC meetings to be removed from meeting schedule. – **Held for next Tuesday.**

6 Hickory Meadow As-Built Condition compliance deadline.

Scott Fritz – Looking forward to the boards feedback.

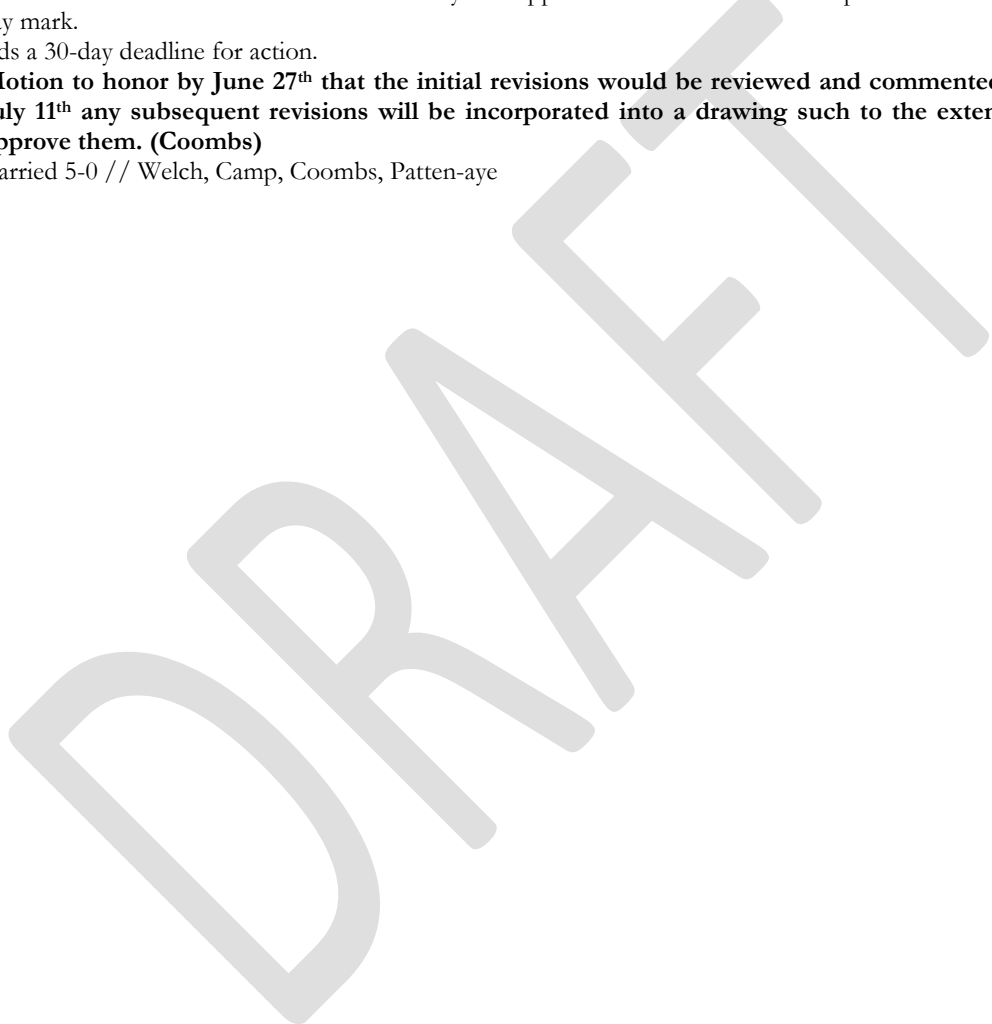
Holly Backus – Suggest the commission and do a view of this fence. Also thinks the board should establish a compliance deadline given the amount of contention from abutters regarding this fence. Having a set timeframe for the applicant to come into compliance would be most appreciated even from a staff perspective.

Welch – 30-day deadline should revolve around deadlines (Fridays) and meeting days (Tuesdays). Within two weeks we'll ask the applicant's revisions to be submitted for review. On the tail end of the 30 days the applicant will need to have complied with an approved revision. July 11th can be that 30-day mark.

Patten – Recommends a 30-day deadline for action.

Motion **Motion to honor by June 27th that the initial revisions would be reviewed and commented on and honored by July 11th any subsequent revisions will be incorporated into a drawing such to the extent that the HDC can approve them. (Coombs)**

Roll-call Vote Carried 5-0 // Welch, Camp, Coombs, Patten-aye



IX. OTHER BUSINESS	
Approved Minutes Motion Vote	April 25, 27, May 9, 2023. - Not Discussed.
Review Minutes	May 23, 25, 30 & June 6, 2023. - Not Discussed.
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting- June 20th at 4pm *HYBRID & IN-PERSON @ 4 FAIRGROUNDS RD. - COMMUNITY RM – ZOOM Webinar format to commence. • Classification of street trees & vegetating mapping • 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

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 7:32pm. (Coombs)**
 Vote Carried 5-0 // Welch, Camp, Coombs, Oliver, Patten-aye

Submitted by:

Adrian Rodriguez- Administrative Specialist
 Esmeralda Martinez – LandUse Specialist

YouTube link: https://www.youtube.com/watch?v=XD-clV6-y_U&t=4058s

Nantucket Old Historic District Sconset Old Historic District Madaket Old Village

