



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 ~~

Tuesday, June 23, 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, Dutra
 Absent Members: Welch, Watterson
 Late Arrivals: Camp, 4:36 p.m.; Dutra, 4:36 p.m.
 Early Departures: McLaughlin, 8:51 p.m.; Camp, 8:58 p.m.

Motion to Adopt the Agenda. (Oliver) Carried unanimously//Coombs, McLaughlin, Oliver, and Pohl-aye

I. PUBLIC COMMENT

None

II. CONSENT

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Jordan Goodman 06-1147	11 Gardner Road	Roof change	42.3.3-14	Gordan Folger
2.	Randy Sharp 06-1157	76 Polpis Road	Resite 332 sf garage	43-177	Thornewill Design
3.	Nant. Isl Land Bank 06-1152	174 Orange Street	Demo shed	55-64	Normand Residential
4.	Nant. Isl Land Bank 06-1151	174 Orange Street	Demo pool	55-64	Normand Residential
5.	Elizabeth Wetherell 06-1167	10 Hickory Lane	Rev. 05-1083: door	41-904	Emeritus
6.	Constance Cheever 06-1148	23 Monomoy road	Fence	54-205	Self
7.	Robert Keith 06-1171	2 Capaum Road	Shed	30-287	Self
8.	Anthony Costa 06-1158	10 Swift Rock Road	Rev. 00957: resite shed	40-36	Structures Unlimited
9.	Mark Wendling 06-1173	4 John Adams Lane	Demo pool shed	30-628	Botticelli & Pohl
10.	Mark Wendling 06-1178	4 John Adams Lane	Demo pool	30-628	Botticelli & Pohl
11.	Island Lumber 06-1180	1 Polpis Road	Rev. 11-0197: door change	54-121	Joe Guay
12.	Arthur Gasbarro 06-1170	48 Skyline Drive	Addition	79-45	Self
13.	Jorge Rodriquez 06-1142	1 Weatherly Place	Egress windows	67-304	Self
14.	22 Starbuck Rd, LLC 06-1156	22 Starbuck Road	Rev.11-0195: ridge/wndw	60-118	Thornewill Design
15.	Bob Rise 06-1172	62 Washington Avenue	Rev.72957: bump out/chm	59.4-315	Val Oliver
16.	Faro Strada 06-1187	20 Sankaty Road	Hardscape	48-31	Jardin International
17.	Mark Burlington 06-1095	15 Beach Street	Shell driveway	73.1.3-26	Self

Voting Coombs (acting chair), McLaughlin, Camp, Dutra
 Alternates None
 Recused Pohl, Oliver
 Documentation None
 Representing None
 Public None
 Concerns No concerns.
 Motion **Motion to Approve. (Camp)**
 Roll-call Vote Carried 4-0//Dutra, Camp, McLaughlin, and Coombs-aye

Certificate # **HDC2020-06-(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.	Robert Feldberg 06-1089	13 New Street	HVAC	55-43.1	Gordon Folger
	• Conduit lines to be screened with cedar and condenser to be screened at time of inspection and in perpetuity.				
2.	Catherine Bird 06-1160	1 Parson Lane	Door, infill, step	75-143	Richard Green
	• Due to minimal visibility				
3.	Stephen Cheney 06-1154	28 Equator Drive	Roof change	56-342	Self
	• Correct photos to be submitted				
4.	Courtney Forrester 06-1179	141 Polpis Road	Hardscape-outdoor kitchen	44-7.3	Normand Residential
	• Due to lack of visibility				
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Dutra				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns	No additional concerns.				
Motion	Motion to Approve through staff per noted conditions. (Camp)				
Roll-call Vote	Carried 4-0//Oliver, McLaughlin, Coombs, Camp, and Pohl-aye			Certificate #	HDC2020-06-(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.	Phil Pastan 06-1189	63B Old South Road	Wall sign	68-157.2	Mayra Escobar
2.	Phil Pastan 06-1190	63B Old South Road	Wall sign	68-157.2	Mayra Escobar
3.	Phil Pastan 06-1191	63A Old South Road	Wall sign	68-157.2	Michael Eldridge
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Dutra				
Recused	None				
Documentation	Sign Design plans, site plan, photos, and Sign advisory committee comments.				
Representing	None				
Sign Advisory	None				
Concerns (4:41)	Flynn – Items 1-3 are approvable with Sign Advisory Council comments.				
Motion	Motion to Approve Items 1-3 through staff per SAC comments. (Camp)				
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Oliver, Camp, and Pohl-aye			Certificate #	HDC2020-06-(as noted)
4.	Blue Flag Devel 06-1194	29 Centre Street	Wall sign	42.3.1-122-2	Kaity Cimo
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Dutra				
Recused	None				
Documentation	Sign Design plans, site plan, photos, and Sign advisory committee comments.				
Representing	None				
Sign Advisory	None				
Concerns (4:41)	Flynn – Approvable.				
Motion	Motion to Approve as submitted. (Camp)				
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Oliver, Camp, and Pohl-aye			Certificate #	HDC2020-06-(as noted)

HDC Minutes for June 23, 2020, adopted Aug. 3

5.	Nantucket Hist Assn 06-1204	7 Fair Street	Wall Sign	42.3.1-50	Normand Residential
6.	Nantucket Hist Assn 06-1205	7 Fair Street	Wall Sign	42.3.1-50	Normand Residential
7.	Nantucket Hist Assn 06-1202	10 Mill Street	Fence Sign	55.4.4-15	Normand Residential
8.	Nantucket Hist Assn 06-1203	8 Gardner Street	Wall Sign	42.3.3-56	Normand Residential
9.	Nantucket Hist Assn 06-1201	8 Howard Street	Fence Sign	42.3.3-11	Normand Residential
10.	Nantucket Hist Assn 06-1200	99 Main Street	Fence Sign	42.3.3-110	Normand Residential
11.	Nantucket Hist Assn 06-1199	96 Main Street	Fence Sign	42.3.3-61	Normand Residential
12.	Nantucket Hist Assn 06-1198	16 Sunset Hill	Fence Sign	41-449	Normand Residential
13.	Nantucket Hist Assn 06-1197	50 Prospect Street	Fence Sign	55.4.4-2550	Normand Residential
14.	Nantucket Hist Assn 06-1196	15R Vestal Street	Wall Sign	42.3.3-43	Normand Residential
15.	Nantucket Hist Assn 06-1195	4 Mill Street	Wall Sign	55.4.4-16	Normand Residential

Voting Pohl, Coombs, McLaughlin, Camp, Oliver
 Alternates Dutra
 Recused None
 Documentation Sign Design plans, site plan, photos, and Sign advisory committee comments.
 Representing None
 Sign Advisory None
 Concerns (4:41) **Flynn** – Items 5-15 were held for representation.

Motion **Motion to Hold Items 5-15 for representation. (Coombs)**

Roll-call Vote Carried 5-0//Oliver, McLaughlin, Oliver, Camp, and Pohl-aye Certificate #

16.	NIR 06-1206	14 Federal Street	Wall Sign	42.3.1-26	Anna Jay
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oting Pohl, Coombs, McLaughlin, Camp, Oliver
 Alternates Dutra
 Recused None
 Documentation Sign Design plans, site plan, photos, and Sign advisory committee comments.
 Representing None
 Sign Advisory None
 Concerns **Flynn** – This is held for revisions.

Motion **Motion to Hold for revisions. (Coombs)**

Roll-call Vote Carried 5-0//Oliver, McLaughlin, Oliver, Camp, and Pohl-aye Certificate #

17.	Swim Across Amer 06-1192	Various Location	Banner Sign	N/A	Maria Zodda
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18.	Swim Across Amer 06-1193	Various Location	Poster	N/A	Maria Zodda
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Voting Pohl, Coombs, McLaughlin, Camp, Oliver
 Alternates Dutra
 Recused None
 Documentation Sign Design plans, site plan, photos, and Sign advisory committee comments.
 Representing None
 Sign Advisory None
 Concerns **Flynn** – Approvable per SAC comments.

Motion **Motion to Approve Items 17 and 18 through staff per SAC comments. (Camp)**

Roll-call Vote Carried 5-0//Oliver, McLaughlin, Oliver, Camp, and Pohl-aye Certificate # **HDC2020-06-(as noted)**

VI. NEW BUSINESS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	19 N. Pasture Trust 06-1106	19 North Pasture Lane	Deck/porch/add stairs	44-73	Botticelli & Pohl
Voting	Coombs (acting chair), McLaughlin, Camp, Oliver, Dutra				
Alternates	None				
Recused	Pohl				
Documentation	Architectural design plans, site plan, and photos.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (4:46)	Botticelli – Presented project. No concerns.				
Motion	Motion to Approve. (Camp)				
Roll-call Vote	Carried 5-0//Dutra, Oliver, Camp, McLaughlin, and Coombs-aye			Certificate #	HDC2020-06-1106

2. Terrance 06-1128				
	2 White Street	Addition	80-215.1	BPC
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Dutra			
Recused	None			
Documentation	Architectural design plans, site plan, and photos.			
Representing	Joe Paul, BPC			
Public	None			
Concerns (4:50)	<p>Paul – Presented project; there is heavy vegetation along both roads; trim and roof to match existing.</p> <p>Camp – North elevation, suggested separating the 2nd-floor windows so the left aligns over the 1st-floor window.</p> <p>Oliver – No concerns; visibility is virtually nothing.</p> <p>Coombs – Agrees about the north elevation windows; asked why the chimney was removed.</p> <p>McLaughlin – East elevation, asked the depth of the deck – 10-feet deep; it should be pulled back to 8 feet.</p> <p>Pohl – The existing cape has a 12/12 pitch; asked why the addition has a 9/12.</p>			
Motion	Motion to Approve through staff with the 2nd-floor north-elevation windows to be separated to align the left window over the 1st-floor “B” window and the east elevation 2nd-floor deck to be no more than 8 feet deep. (Camp)			
Roll-call Vote	Carried //Coombs, Oliver, McLaughlin, Camp, and Pohl-aye		Certificate #	HDC2020-06-1128
3. William Folberth 06-1121				
	58 Walsh Street	New dwelling	29-97	Sanne Payne
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Dutra			
Recused	None			
Documentation	Architectural design plans, site plan, photos, correspondence, and advisory comments.			
Representing	Sanne Payne			
Public	None			
Concerns (5:09)	<p>Backus – Read comments: infill; plans hard to read; structure seems tall; north elevation over fenestrated with ganged windows; west elevation ganged windows inappropriate; asked the base elevation versus requirement for flood zone.</p> <p>Payne – Presented project; Art Gasbarro sent the Commission about meeting the FEMA code compliance.</p> <p>Oliver – The house itself is typical but it’s elevated and no others in the area are elevated. There’s a lot of deck and vertical board; should be mitigated. Suggested the design be less symmetrical with different-sized gables. In general, she’d like to see other solutions to masking the foundations; 16 Walsh Street did landscaping with a berm up to the house.</p> <p>Coombs – North elevation, way too many windows; left 4-ganged is too heavy; number of windows should be reduced. Feels this architecture doesn’t call for a roof walk. South elevation, right windows in gable should be separated; windows not centered. The chimneys need corbelling. East elevation is better, but windows are not centered. West elevation, right gable windows should be separated; the chimney is overly wide, and the outdoor fireplace should be drawn in.</p> <p>McLaughlin – North elevation, the 2-panel door should be a typical 6-panel door.</p> <p>Camp – North elevation, this looks like a condo in a complex; the gables forward should be less vertical looking; section over the front door, if those windows were ganged it would be a throwback to shingle style. South elevation, there is no symmetry to the windows, which should align over the 1st floor.</p> <p>Pohl – We need something from a surveyor about meeting but not exceeding FEMA code. The roads aren’t identified on the site plans. Shares stated concerns. The roof walk should be no more than 1/3 the ridge. The flanking gables are too vertical; they could be wider with the middle section reduced. There is a lot of vertical board; could pull the shingles down; left gable is jammed with windows and doors and should have more wall, less glass. He’d almost prefer over 30 feet, so the gables are wider giving the feel of being less vertical. Looking at the floor-level lines, the “A” windows appear to be 1 foot off the floor and could be raised as well as made taller.</p>			
Motion	Motion to Hold for revisions. (Camp)			
Roll-call Vote	Carried 5-0//Coombs, Oliver, McLaughlin, Camp, and Pohl-aye		Certificate #	
4. ABH, LLC 06-1120				
	4 Stone Barn Way	Lift, new foundation & steps	29-914	Mark Cutone Architecture
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Dutra			
Recused	None			
Documentation	Architectural design plans, site plan, photos, historical documentation, and advisory comments.			
Representing	Mark Cutone, Mark Cutone Architecture			
Public	None			
Concerns (5:34)	<p>Cutone – Presented project; lifting 3’3” puts ridge at 26’4” from grade.</p> <p>Coombs – No concerns; agrees with dropping the shingles down 1 foot.</p> <p>Camp – The proportions are correct; would prefer vegetation and 1 shingle course. Likes Ms. Oliver’s suggestion.</p> <p>Oliver – Suggested a course of shingles and water table.</p> <p>McLaughlin – Clarified application. No comments.</p> <p>Pohl – Suggested pulling shingles down to mask the amount of concrete foundation.</p>			
Motion	Motion to Approve through staff with shingles dropped 1 course and adding a water table. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Camp, Coombs, and Pohl-aye		Certificate #	HDC2020-06-1120

5.	K225, LLC 06-1130	65 Center Street	Hardscaping	42.4.3-16	Linda Williams
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Dutra				
Recused	None				
Documentation	Landscape design plans, site plan, photos, and advisory comments.				
Representing	Linda Williams				
Public	None				
Concerns (5-45)	<p>Williams – Presented project; bluestone patio irregular cut; there is no arbor; retaining walls not as tall as rendered.</p> <p>Backus – Read comments: formality is okay with Greek revival elements.</p> <p>Oliver – There’s a lot of fence but it’s an improvement over what was there. Hope the retaining walls will be screened by vegetation. Asked for some fence to be 5&1.</p> <p>Camp – Okay with most everything. Asked height of “arbor view” fieldstone walls; eliminate the bluestone caps. She thinks 5&1 fences draw the eye while solid board is simpler.</p> <p>McLaughlin – No comments.</p> <p>Coombs – Agrees about reducing the retaining wall; wants to see what will be planted there; would prefer less formal planting plan due to age of the house. Agrees with Ms. Camp about the simpler board fence.</p> <p>Pohl – A distinctive aspect is the stone walls acting as railing at the “arbor view” steps; right wall is 2-feet taller than it needs to be. His main concern is the amount of stone wall; but that can be cut down.</p> <p>Discussion about height of retaining wall with the fence on it.</p>				
Motion	Motion to Hold for revisions. (Camp)				
Roll-call Vote	Carried 5-0//Coombs, Oliver, McLaughlin, Camp, and Pohl-aye			Certificate #	
6.	Coffin Farm 06-1119	31 Fairgrounds Road	Demo/move off MH	67-149	Brook Meerbergen
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Dutra				
Recused	None				
Documentation	Architectural design plans, site plan, photos, historical information, and advisory comments.				
Representing	Brook Meerbergen				
Public	None				
Concerns (6:07)	<p>Motion to move this in front of 33 South Shore Road. (Oliver)</p> <p>Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye</p> <p>Meerbergen – Presented project; circa 1960s ranch; this should be considered on its own merit and not tied to the pending applications regarding the subdivision of the property.</p> <p>Backus – She reviewed this because it’s a move/demo; circa 1964 contributing; suggested saving for housing.</p> <p>Coombs – Doesn’t want to act upon this before the July 10th meeting regarding the redevelopment of this lot.</p> <p>Oliver – What Ms. Coombs said, makes her wonder why this can’t be recycled for use on this lot.</p> <p>Camp – No concerns.</p> <p>McLaughlin – Wants to see where this is going.</p> <p>Pohl – There is an application for it to move onto 33 South Shore Road; questions why it’s a demo/move off – client wants to keep options open. He supports a move off as opposed to the demo/move off.</p>				
Motion	<p>Motion to Approve a demo/move off. (Camp).</p> <p>Not Carried 3-2//Oliver, Coombs, and Pohl-aye; McLaughlin and Camp-aye</p> <p>Motion to Hold for July 10th hearing. (Coombs)</p>				
Roll-call Vote	Carried 4-1//Pohl-aye; Oliver, Camp, Coombs, and McLaughlin-aye			Certificate #	HDC2020-06-1119
7.	Daniel Cassano 06-1131	33 South Shore Road	Move on	80-64	Brook Meerbergen
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Dutra				
Recused	None				
Documentation	Architectural design plans, site plan, and photos.				
Representing	Brook Meerbergen				
Public	None				
Concerns (6:22)	<p>Meerbergen – This is where 31 Fairgrounds would be moving to.</p> <p>Camp – She would be okay with the ranch moving here. The lot is pinched; it could easily be 10-feet wider.</p> <p>Oliver – Question voting to move the ranch when they haven’t approved the move off; she’s okay with it moving here; asked if it could be turned so the front door faces the street – lot too narrow.</p> <p>Coombs – It would be good if it doesn’t go lot-line to lot-line. If necessary, this is a good location.</p> <p>McLaughlin – No concerns.</p> <p>Pohl – If the lot could be less parallel, it would allow the house to be turned on the lot.</p>				
Motion	Motion to Approve through staff with the picture window facing South Shore Road. (Oliver)				
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Coombs, Oliver, and Pohl-aye			Certificate #	HDC2020-06-1131

8. Coffin Farm 06-1115	31 Fairgrounds Road	Demo/ move off - garage	67-149	Brook Meerbergen
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Dutra			
Recused	None			
Documentation	Architectural design plans, site plan, photos, and historic information.			
Representing	Brook Meerbergen			
Public	None			
Concerns (6:32)	Backus – Couldn’t find anything on this other than it was built in the early 1960s. Oliver – Asked if it’s worth moving. Meerbergen – It’s not in as good shape as the house; garage doors look to be warping; 22X32 feet. Camp – No concerns. Coombs – Would prefer a move but would support a move/demo. McLaughlin – No concerns.			
Motion	Motion to Approve. (Camp)			
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Coombs, Camp, and Pohl-aye	Certificate #	HDC2020-06-1115	
9. John Galihier 06-1134	34 Washing Pond Road	Rev. 12-0248: re-site	31-13.3	Sophie Metz
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Dutra			
Recused	None			
Documentation	Architectural design plans, site plan, and photos.			
Representing	Sophie Metz			
Public	None			
Concerns (6:38)	Metz – Presented project. No concerns.			
Motion	Motion to Approve. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye	Certificate #	HDC2020-06-1134	
10. John Galihier 06-1122	34 Washing Pond Road	Rev. 12-0249: re-site	31-13.3	Sophie Metz
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Dutra			
Recused	None			
Documentation	Architectural design plans, site plan, photos, correspondence, historical documentation, and advisory comments.			
Representing	Sophie Metz			
Public	None			
Concerns (6:42)	No concerns.			
Motion	Motion to Approve. (Oliver)			
Roll-call Vote	Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye	Certificate #	HDC2020-06-1122	
11. Walter Glidden Tr 06-1098	8 Broad Street	Awning	42.4.2-63	Tobias Glidden
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Dutra			
Recused	None			
Documentation	Architectural design plans, site plan, photos, historical documentation, and advisory comments.			
Representing	Tobias Glidden			
Public	None			
Concerns (6:43)	Glidden – Presented project; this structure originally had an awning. Discussion about awning color to tie with the sign. Oliver – Would like navy blue to match the “Stubby’s” sign. Camp – Okay with any color. McLaughlin – Clamps for awnings are still in place and many downtown structures. Coombs – Agrees with Ms. Oliver.			
Motion	Motion to Approve with the color being dark blue to match the sign. (Oliver)			
Roll-call Vote	Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye	Certificate #	HDC2020-06-1098	

12. 78 Wauwinet, LLC **06-1096** 78 Wauwinet Road Garage 14-18 Emeritus

Voting Pohl, Coombs, McLaughlin, Camp, Oliver
 Alternates Dutra
 Recused None
 Documentation Architectural design plans, site plan, and photos.
 Representing Matt MacEachern, Emeritus Development
 Public None
 Concerns (6:50) **MacEachern** – Presented project; included a scale graphic on each elevation.
 Oliver – West elevation faces Fargo Way; suggested separating the triple-ganged windows to better resemble a barn.
 Camp – The design is beautiful; her problem is the massive scale.
 Coombs – Agrees about the west elevation windows. The structure is a big rectangle.
 McLaughlin – Design is fine. East elevation, gable pitch should be 7/12; cupola should be eliminated.
 Pohl – Agrees about the cupola because it will be visible. West elevation dormer windows should be spaced across the dormer face or the dormer should get smaller.

Motion **Motion to Hold for revisions. (Coombs)**
 Roll-call Vote Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye Certificate #

13. NIR **06-1104** Old South Wharf Railing modifications 42.2.4-2 Emeritus

Voting Pohl, Coombs, McLaughlin, Camp, Oliver
 Alternates Dutra
 Recused None
 Documentation Architectural design plans, site plan, photos, and advisory comments.
 Representing Matt MacEachern, Emeritus Development
 Public None
 Concerns (7:03) **MacEachern** – Presented project.
 Backus – Came in as a like-kind; after review by the Building Inspector, decided it wasn't appropriate as a like kind. Some staircases didn't have vertical balusters; a lot of places have added vertical balusters.
 Oliver – Suggested vertical metal cables rather than adding wood baluster to keep the simplicity. Okay with the proposed.
 Coombs – Would prefer vertical than horizontal.
 Camp – No concerns.
 McLaughlin – Feels you don't need the vertical boards.
 Pohl – Metal cables would reflect light. We can't take liberties with life-safety codes; this is one of those situations.

Motion **Motion to Approve as submitted. (Oliver)**
 Roll-call Vote Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye Certificate # **HDC2020-06-1104**

14. TLJ Properties **06-1109** 24 Bartlett Farm Road Shed 65-86 Emeritus

Voting Pohl, Coombs, McLaughlin, Camp, Oliver
 Alternates Dutra
 Recused None
 Documentation Architectural design plans, site plan, and photos.
 Representing Matt MacEachern, Emeritus Development
 Public None
 Concerns (7:14) **MacEachern** – Presented project; application should say Bartlett Farm Road; we're changing the house color to Quaker grey trim and doors; this will match.
 Oliver – She has no concerns with this but would like it to track with the house; for her it is the composition of the whole site.
 Camp – No concerns. There is no fenestration on the west elevation facing the road; if there is a hedge, it would be okay due to lack of visibility.
 Coombs – Currently this is its best location; if it fits in, it's okay.
 McLaughlin – Crossbucks should be on the inside of the door.
 Pohl – This is not architecturally tied to the house and should be reviewed on its own merit. No concerns.

Motion **Motion to Approve through staff with two "D" windows added to the west elevation. (Camp)**
 Roll-call Vote Carried 4-0//Oliver-abstain; Coombs, McLaughlin, Camp, and Pohl-aye Certificate # **HDC2020-06-1109**

15. TLJ Properties **06-1110** 24 Bartlett Farm Road Pool 65-86 Emeritus
 Voting Pohl, Coombs, McLaughlin, Camp, Dutra
 Alternates **None**
 Recused (Oliver stepped out)
 Documentation Landscape design plans, site plan, and photos.
 Representing Matt MacEachern, Emeritus Development
 Public None
 Concerns (7:24) **MacEachern** – Presented project.
 Pohl – We aren’t going to approve a pool without knowing how it will be screened; it doesn’t need a fence, which would help screen it, but it’s on a corner lot.
 Camp – Would like to view this.
 Motion **Motion to View and Hold for the landscaping plan. (Camp)**
 Roll-call Vote Carried 5-0//Coombs, Dutra, Camp, McLaughlin, and Pohl-aye Certificate #
16. Bradley Humphries **06-1105** 10A Gray Avenue Pool/hardscape/grill area 67-178.2 Jesse Dutra
 Voting Coombs (acting chair), McLaughlin, Camp, Oliver
 Alternates None
 Recused Pohl, Dutra
 Documentation Landscape design plans, site plan, and photos.
 Representing Jesse Dutra, Waterscapes
 Public None
 Concerns (7:27) **Dutra** – Presented project; pool is 16X32; there is an owner’s easement along the north side.
 Camp – She thinks it will be okay though it looks a nice tight design.
 McLaughlin – No comments.
 Oliver – No concerns; doesn’t think it will be visible.
 Motion **Motion to Approve. (Camp)**
 Roll-call Vote Carried 4-0//Camp, Oliver, McLaughlin, and Coombs-aye Certificate # **HDC2020-06-1105**
17. Nancy Digiulio **06-1181** 35 Dartmouth Street Metal roof shingles 76.4.2-304 East Coast Metal Roof
 Voting Pohl, Coombs, McLaughlin, Camp, Oliver
 Alternates Dutra
 Recused None
 Documentation Architectural design plans, site plan, and photos.
 Representing Paul Lechiara, East Coast Metal
 Public None
 Concerns (7:32) **Lechiara** – Presented project; he can mail samples.
 Oliver – Looks okay in the picture but would like to see an actual sample.
 Pohl – Mail a sample to Ms. Flynn, who will ensure the commissioners see it. The photo looks like grey asphalt, but we need to see how it behaves in the sunlight.
 Motion **Motion to Hold for a roofing sample board. (Oliver)**
 Roll-call Vote Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye Certificate #
18. Nant Elec/Nat Grid **06-1176** 32 Bunker Road Commercial Storage Bldg 78/27 Bowditch & Dewey
 Voting Pohl, Coombs, McLaughlin, Camp, Oliver
 Alternates Dutra
 Recused None
 Documentation Architectural design plans, site plan, and photos.
 Representing Joshua Smith, Bowditch & Dewey
 Steve Holdgate, National Grid
 Public None
 Concerns (7:37) **Smith** – Presented project; colors to match the existing building.
 Camp – This is a utilitarian building and not very high, though some greenery would help a lot.
 Coombs – Appreciates proposed color and height; could put planters along the side.
 Oliver – No concerns.
 Holdgate – The site is to store utility equipment we use. Some equipment has been moved from the site.
 McLaughlin – No comments.
 Motion **Motion to Approve. (Oliver)**
 Roll-call Vote Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye Certificate # **HDC2020-06-1176**

19. Nant Elec/Nat Grid 06-1169	32 Bunker Road	Hardscape-gate/driveway	78/27	Bowditch & Dewey
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Dutra			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Joshua Smith, Bowditch & Dewey Steve Holdgate, National Grid			
Public	None			
Concerns (7:51)	Smith – Presented project. No concerns.			
Motion	Motion to Approve. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye	Certificate #	HDC2020-06-1169	
20. HulbertACK II, LLC 06-1188	4 Hulbert Avenue	Partial demo/lift/add	42.1.4-2	Cheney Brother Building
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Dutra			
Recused	None			
Documentation	Architectural design plans, site plan, photos, and historical documentation.			
Representing	Stephen Cheney, Cheney Brothers Building			
Public	None			
Concerns (7:53)	Cheney – Presented project; to clarify means and methods; circa 1896. No concerns.			
Motion	Motion to Approve as submitted. (Oliver)			
Roll-call Vote	Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye	Certificate #	HDC2020-06-1188	
21. Phil Pastan 06-1146	63 Old South Road	Rev.05-0909: hood fan Opt 2	68-157.2	Mayra Escobar
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Dutra			
Recused	None			
Documentation	Architectural design plans, site plan, and photos.			
Representing	Mayra Escobar, Richmond Development			
Public	None			
Concerns (8:00)	Escobar – Putting the vent on the wall because the roof is fireproof and can't be cut. No concerns.			
Motion	Motion to Approve. (Oliver)			
Roll-call Vote	Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye	Certificate #	HDC2020-06-1146	
22. Nant Isl Land Bank 06-1153	174 Orange Street	Demo/move off garage	55-64	Normand Residential
Voting	Pohl, Coombs, McLaughlin, Oliver, Dutra			
Alternates	None			
Recused	(Camp short break)			
Documentation	Architectural design plans, site plan, photos, and historical documentation.			
Representing	Ben Normand, Residential Design			
Public	None			
Concerns (8:03)	Normand – Presented project; will come back with full master plan for the park; 18X22 circa 2004. Backus – The main house is historic; this is not but if it's demolished, we should have more than just photos. No concerns. Pohl – We're okay with photos of all four elevations; besides, he's sure there are still drawings on file.			
Motion	Motion to Approve as a move off/demolition. (Oliver)			
Roll-call Vote	Carried 5-0//Dutra, Coombs, McLaughlin, Oliver, and Pohl-aye	Certificate #	HDC2020-06-1153	
23. Nant Isl Land Bank 06-1150	174 Orange Street	Demo/move off cottage	55-64	Normand Residential
Voting	Pohl, Coombs, McLaughlin, Oliver, Dutra			
Alternates	None			
Recused	(Camp short break)			
Documentation	Architectural design plans, site plan, photos, and historical documentation.			
Representing	Ben Normand, Residential Design			
Public	None			
Concerns (8:10)	Normand – Circa 2004; it's weird shape and would be a difficult move. No concerns.			
Motion	Motion to Approve as a move off/demolition. (Oliver)			
Roll-call Vote	Carried 5-0//McLaughlin, Coombs, Dutra, Oliver, and Pohl-aye	Certificate #	HDC2020-06-1150	

24. Nant Isl Land Bank 06-1149	174 Orange Street	Demo/move off cabana	55-64	Normand Residential
Voting	Pohl, Coombs, McLaughlin, Oliver, Dutra			
Alternates	None			
Recused	(Camp short break)			
Documentation	Architectural design plans, site plan, photos, and historical documentation.			
Representing	Ben Normand, Residential Design			
Public	None			
Concerns (8:12)	Normand – Circa early 1980s; not well built. No concerns.			
Motion	Motion to Approve as a move off/demolition. (Oliver)			
Roll-call Vote	Carried 5-0//McLaughlin, Coombs, Dutra, Oliver, and Pohl-aye	Certificate #	HDC2020-06-1149	
25. NBGC 06-1145	69 Sparks Avenue	New dwelling	55-139.2	Emeritus
Voting	Pohl, Coombs, McLaughlin, Oliver, Dutra			
Alternates	None			
Recused	(Camp short break)			
Documentation	Architectural design plans, site plan, and photos.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (8:13)	MacEachern – Presented project; natural trim with black sash. Oliver – If the main pitch can't change, okay; the dormer pitches should be shallower. The porch could be a broken back, which would allow the dormer windows to be larger. North elevation, dormer windows should align with those below. Coombs – North elevation, asked if there is a railing at the landing – meets all ADA requirements as designed. Dutra – No comments. McLaughlin – The 2 nd -floor 6-light windows should be double hung. South elevation, the front door should be something else. Pohl – Agrees about reducing the main and dormer roof pitch and changing the front door.			
Motion	Motion to Hold for revisions. (Oliver)			
Roll-call Vote	Carried 5-0//Dutra, Coombs, McLaughlin, Oliver, and Pohl-aye	Certificate #		
26. George Spencer Tr 06-1144	5 Sherburne Way	Demo/move off	30-38	Botticelli & Pohl
27. Nant 62 Walsh, LLC 06-1143	60 Walsh Street	New dwelling	29-85.2	Botticelli & Pohl
Voting	Coombs (acting chair), McLaughlin, Camp, Oliver, Dutra			
Alternates	None			
Recused	Pohl			
Documentation	None			
Representing	Ray Pohl, Botticelli & Pohl			
Public	None			
Concerns (8:29)	Pohl – Asked these be held for the next meeting. Not opened at this time.			
Motion	Motion to Hold Items 26 & 27 for Thursday July 2nd meeting. (Oliver)			
Roll-call Vote	Carried //Camp, McLaughlin, Dutra, Oliver, and Coombs-aye	Certificate #		
28. High Garden 06-1102	40 Jefferson Avenue	Driveway/apron	30-119	Jardins International
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Dutra			
Recused	None			
Documentation	Landscape design plans, site plan, photos, and advisory comments.			
Representing	Elizabeth O'Rourke, Jardins Intl			
Public	None			
Concerns (8:32)	(8:30) Motion to Hold for the representative. (Camp) Oliver, Coombs, Camp, McLaughlin, and Pohl-aye O'Rourke – Presented project; material will be Belgium block apron and drive. Backus – They need to go to the Department of Public Works for a curb cut approval, but they must have HDC approval first. No concerns.			
Motion	Motion to Approve. (Camp)			
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Oliver, Camp, and Pohl-aye	Certificate #	HDC2020-06-1102	

29. Brian Edmunds 06-1177	37 Milk Street	Pool	41-528	Thornewill Design
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Dutra			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (8:31)	Not opened at this time.			
Motion	Motion to Hold for representation. (Oliver)			
Roll-call Vote	Carried 5-0// Camp, McLaughlin, Coombs, Oliver, and Pohl-aye		Certificate #	
30. Daniel DeCamora 06-1182	1 Swayze Drive	Roof top solar - MH	66-152	Karen Alence
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Dutra			
Recused	None			
Documentation	Architectural design plans, site plan, manufacturer spec sheet, and photos.			
Representing	Karen Alence, Cotuit Solar			
Public	None			
Concerns (8:42)	Alence – Presented project. No concerns.			
Motion	Motion to Approve as submitted. (McLaughlin)			
Roll-call Vote	Carried 5-0//Coombs, Camp, Oliver, McLaughlin, and Pohl-aye		Certificate #	HDC2020-06-1182
31. Daniel DeCamora 06-1183	1 Swayze Drive	Roof top solar - garage	66-152	Karen Alence
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Dutra			
Recused	None			
Documentation	Architectural design plans, site plan, manufacturer spec sheet, and photos.			
Representing	Karen Alence, Cotuit Solar			
Public	None			
Concerns (8:46)	Alence – Presented project; garage roof will be visible from Somerset Road, but it will be solid black panels on black shingles and cover the roof. Oliver – Would like a tree in the front yard to mitigate the view of the garage. Camp – Agrees. Coombs – This goes against our guidelines; a tree takes 15 years to grow; screening should be more substantial. McLaughlin – No concerns. Pohl – Would like to see some heavy screening.			
Motion	Motion to Hold for revisions to screening. (Camp)			
Roll-call Vote	Carried 5-0//Coombs, Oliver, McLaughlin, Camp, and Pohl-aye		Certificate #	
32. 12 Lincoln Ave NT 06-1159	12 Lincoln Avenue	Rev. 73364: re-site pool	30-183	Emeritus
Voting	Pohl, Coombs, Camp, Oliver, Dutra			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, photos, and advisory comments.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (8:51)	MacEachern – Presented project. Oliver – Could move it just 10 feet instead of all the way to the setback; then it would still be behind the house. Pohl – When it was sited the other way; the pool was 100% behind the guest house; now it's peeking out. We need to know more about the screening. Camp – Suggested putting the spa at the other end of the pool or along one of the long sides.			
Motion	Motion to Hold for more information. (Camp)			
Roll-call Vote	Carried 5-0//Coombs, Oliver, Dutra, Camp, and Pohl-aye		Certificate #	

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33. Chuck Lenhart 06-1161	25 Dukes Road	New dwelling	41-530.2	Self
34. Ronald Winters 06-1185	6 Essex Road	Commercial renovation	67-598	Mark Avery
35. Ronald Winters 06-1186	6 Essex Road	Roof top solar	67-598	Mark Avery
36. Brian Harris 06-1164	50 Weweeder Avenue	New dwelling	79-15	Mark Cutone Architect
37. Brian Harris 06-1165	50 Weweeder Avenue	Pool-pergola	79-15	Mark Cutone Architect
38. Brian Harris 06-1163	50 Weweeder Avenue	Barn	79-15	Mark Cutone Architect
39. Brian Harris 06-1162	50 Weweeder Avenue	Cabana	79-15	Mark Cutone Architect
40. 3D Nom Trust 06-1174	3 Davis Lane	Renew 67455: demo MH	82-71	Mark Cutone Architect
41. 3D Nom Trust 06-1175	3 Davis Lane	Renew 67456: new dwelling	82-71	Mark Cutone Architect
42. 3D Nom Trust 06-1168	3 Davis Lane	Renew 67457: shed	82-71	Mark Cutone Architect

Voting Pohl, Coombs, Camp, Oliver, Dutra

Alternates None

Recused None

Documentation None

Representing None

Public None

Concerns (8:58) Not opened at this time.

Motion **Motion to Hold for Thursday, July 2nd meeting. (Oliver)**

Roll-call Vote Carried 5-0//Camp, Coombs, Dutra, Oliver, and Pohl-aye Certificate #

VIII. OTHER BUSINESS

Approve Minutes	June 1, 4, & 8, 2020: Held
Review Minutes	June 16, 2020
Other Business	<ul style="list-style-type: none"> Next HDC Meeting: Joint with Nantucket Historic Commission Tuesday June 30, 2020 at 4:30pm Pohl – If anyone has anything to discuss at this meeting, have it to Ms. Flynn by 10:00 a.m. Thursday, June 25. Staff update on Advisory Board meetings. Flynn – Signs are meeting weekly; starting Monday SAB & HSAB will start meeting again.
Commission Comments	None

List of additional documents used at the meeting:

- None

Motion to Adjourn at 9:00 p.m. (Oliver) Carried 4-0// Oliver, Coombs, Dutra, and Pohl-aye

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

Sign Advisory Committee