



HISTORIC DISTRICT COMMISSION REGULAR MEETING

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

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

~~ MINUTES ~~

Tuesday June 28, 2022

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

Called to order at 5:05 pm. and announcements by Mr. Pohl

Staff in attendance: Holly Backus, Historic Planner; Esmeralda Martinez, Land Use Specialist; Adrian Rodriguez, Administrative Specialist; Terry Norton, Town Minutes Taker

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

Remote Participants: Coombs, Camp, Thornewill

Absent Members: None

Late Arrivals: Dutra, 5:08 pm

Early Departures: Pohl, 7:00 pm

Adoption of Agenda.

Motion **Motion to Approve as drafted (Coombs)**

Roll-call vote Carried 5-0//Camp, Welch, Oliver, Coombs, and Pohl-aye

I. COMMISSION COMMENTS

1. Pohl - Today is Ray Pohl's 63rd birthday.
- Coombs - Tomorrow is Diane Coombs' 89th birthday.

II. PUBLIC COMMENT

1. None

III. CONSENTS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Christopher Maroney 06-6469	9 Swift Rock	Extend rear deck	40/69	Pehhl
2. Decatur XIX, LLC 06-6472	12 Westerwyck Way	Alter existing house	82/64	Val Oliver
3. Ocean Dojo, LLC 06-6477	20 Bartlett Farm Road	Rev. 5756	65/76	BPC
4. Julia Morash 06-6548	18½ Gray Avenue	Alter main house	67/183.1	Thornewill Design
5. Julia Morash 06-6547	18½ Gray Avenue	New Shed	67/183.1	Thornewill Design
6. Tom Larrabee 06-6552	101 Hummock Pond Rd	Rev. 1500:	56/67	Val Oliver
7. Pensco Tr Company 06-6491	27 S. Cambridge Street	Heat pump mini split endnsr	59.3/30	S. Shore Climate Cntrl
8. Green Family Trust 06-6460	4 Doc Ryder Drive	Addition	66/220	Gryphon Architects
9. Patrick Quigley 06-6441	10 Tashama Lane	Addition	55/478	Patrick Quigley
10. Patrick Quigley 06-6442	10 Tashama Lane	Demo shed	55/478	Patrick Quigley
11. Maureen Di Luca 06-6505	6 Gold Star Drive	Roof replacement	55/188	Johnson
12. 4.5 Cathcart, LLC 06-6464	4.5 Cathcart Road	Driveway change	54/82	David Nagys
13. Westmoor Club 06-6527	105 West Chester Street	Rev. COA	41/805	JGGA
14. Westmoor Club 06-6521	109 West Chester Street	Rev. COA	41/806	JGGA
15. Robert Frederick 06-6485	25 Meadow View Drive	Addition & windows	56/284	NAG

Voting Pohl, Camp, Coombs, Welch

Alternates None

Recused Oliver, Thornewill

Documentation None

Representing None

Public None

Concerns No concerns.

Motion **Motion to Approve. (Coombs)**

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

Certificate # **HDC2022-(as noted)**

IV. CONSENTS WITH CONDITIONS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Cary Akins 05-6318 • Due to lack of visibility.	11 Washing Pond	Rooftop solar	40/93	Sunwind
2. Vanessa Traniello 06-6509 • Due to lack of visibility.	2 Seven Mile Lane	Add spa	72/52	E. Kaminski
3. Kevin Hayes 06-6544 • Due to lack of visibility.	5 Fairfield Street	Solar roof array	76.4.1/320	Ack Smart
4. Ack N. Star Property, LLC 06-6543 • Due to lack of visibility.	11 Ellen’s Way	Solar roof array	81/188	Ack Smart
5. Ellen Hoeffel 05-6409 • Due to lack of visibility.	85 Cliff Road	Garage/studio	30/167	Val Oliver
Voting	Pohl, Camp, Coombs, Welch, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	None			
Representing	None			
Public	None			
Concerns	No additional concerns.			
Motion	Motion to Approve per noted conditions. (Coombs,			
Roll-call Vote	Carried 5-0//Thornewill, Welch, Camp, Coombs, and Pohl-aye	Certificate #	HDC2022-(as noted)	

V. OLD BUSINESS 05/03/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Jessica Millard 06-4017	5 Cudweed Road	Alterations	82/423	Oliver
Voting	Pohl, Camp, Coombs, Welch, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Val Oliver, V. Oliver Design			
Public	None			
Concerns (5:08)	<p>Oliver – Heard last July. Reviewed the project and precedent photos for large window walls. Trim and balusters to be natural to weather, and sash and doors to be bronze. What is proposed results in less glass than exists; the current windows have no panes.</p> <p>Welch – 12 Hussey is a good example of a good direction. Muntins are an important element in large windows. He’d prefer seeing these as larger but fewer with fewer mullions and muntins so that they read as large windows. Recanted his comments. The important element, windows typically have muntins; it would help if these were 2-over-2 and the doors 4-lights giving it the pattern language consistent with Nantucket.</p> <p>Coombs – She’s not a fan of large glass but it looks quieter. A concern would be how it addresses Cudweed; if it faces east or west, it could be very bright with north or south being less noticeable.</p> <p>Camp – She’s fine with this.</p> <p>Thornewill – She thinks part of the current issue is white trim and numerous windows attract the eye. Would prefer the 2nd-floor south elevation windows were a little smaller but okay with it as is.</p> <p>Pohl – This is visible across conservation land from the Proprietor’s Way. The white trim makes it stand out; it will disappear with the natural trim and dark sash. He’s okay with no muntins.</p>			
Motion	Motion to Approve as submitted and with the color change. (Coombs)			
Roll-call Vote	Carried 4-1//Camp, Thornewill, Coombs, and Pohl-aye; Welch-nay	Certificate #	HDC2022-06-4017	

VI. OLD BUSINESS 05/31/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. 2 Chestnut, LLC 04-6091	2 Chestnut Street	Color change	42.3.1/69	Emeritus
Voting	Pohl, Camp, Coombs, Oliver, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (5:25)	<p>MacEachern – Put colors on the building.</p> <p>Backus – Read HSAB comments 6/6: Still wanting to see a color board at the building to get a better sense of the actual colors; the colors on the internet are not always very accurate. Post the July 11th, 1846 Great Fire; it’s a Greek revival recently altered.</p> <p>Oliver – No concerns. Appreciates the samples.</p> <p>Coombs – No concerns. Likes the foundation being darker than the clapboard.</p> <p>Camp – She’d prefer Pidgeon for the clapboard; but she really doesn’t like what’s on there now.</p> <p>Welch – Too many colors. It’s going from a monotone to a multi-color house, which is more a Victorian vernacular. Would prefer the trim and foundation match the clapboard.</p> <p>Pohl – He wouldn’t want the foundation the same color as the clapboard.</p>			
Motion	Motion to Approve the proposed color pallet. (Coombs)			
Roll-call Vote	Carried 4-1//Camp, Oliver, Coombs, and Pohl-aye; Welch-nay	Certificate #	HDC2022-04-6091	
2. 88 Pocomo, LLC 03-5885	88 Pocomo Road	Main house new dwelling	15/52	Emeritus
Voting	Pohl, Camp, Coombs, Oliver, Welch			
Alternates	Dutra, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, landscape design plan, site plan, photos, correspondence, and <i>Building with Nantucket in Mind (BWNIM)</i> .			
Representing	Matt MacEachern, Emeritus Development Miroslava Ahern, Ahern Design, LLC			
Public	Adam Davis, for Graham and Kitty.			
Concerns (5:32)	<p>MacEachern – Reviewed changes made per previous concerns. Based upon a ConCom approval, they started moving dirt around.</p> <p>Ahern – Explained the landscaping plan and subsequently the grading.</p> <p>Backus – Received comments and concerns from abutters; those have been distributed to the commissioners.</p> <p>Davis – Glad to hear some of the fill is being removed; a swale would mitigate drainage concerns to the north and south.</p> <p>Oliver – She talked Jeff Carlson, Director Natural Resources, about their approval of the grading versus HDC’s stance; he suggested HDC and Conservation Commission (ConCom) get together to discuss grading; he also said a lot of this grading is outside ConCom’s jurisdiction. In terms of scale, the house is okay; grading is her concern.</p> <p>Camp – Disappointed that the cross section shows the steep natural slope; they didn’t take that into account in the design; they could have stepped the house down to follow the slope. East elevation, she appreciates the simplicity of the design and likes the new hipped roof with squared-off top; suggested joining the long porch to the left shed; the older buildings along the north shore and the ones that fit in the best are minimally fenestrated, and so the 2nd floor fenestration should be further simplified; a chunky, shingle-style chimney would help.</p> <p>Coombs – Agrees with Ms. Camp about extending the east elevation porch and the west elevation fenestration. <i>BWNIM</i> says structures should fit into the existing grade. Appreciates the height reduction. Likes the north and south elevations. Looking at the landscape plan, it seems the pool is out of place, and it doesn’t fit in. Appreciates removal of the fill; they shouldn’t mess with the fall of the land toward the water.</p> <p>Welch – East elevation, appreciates the change to the hipped roof; however, it is inappropriate given the simplicity versus the “doodley” of the 2nd floor; the 2nd floor will be visible. The grade needs to better reflect and respect the existing conditions.</p> <p>Pohl - They are trying to create a level site for the structures. He appreciates the architectural changes. His major issues are the grading – the 6’ retaining wall north of the garage will be visible; that slopes up 6’ to the pool; the 2’ retaining wall east of the house is sitting on 6’ fill. The pool and garage should be terraced down more.</p>			
Motion	Motion to Hold for revisions and grading to better reflect and respect existing contour. (Welch)			
Roll-call Vote	Carried 5-0//Oliver, Coombs, Camp, Welch, and Pohl-aye	Certificate #		

3.	88 Pocomo, LLC 04-6092	88 Pocomo Road	New guest house	15/52	Emeritus
Voting	Pohl, Camp, Coombs, Oliver, Welch				
Alternates	Dutra, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (1:44)	MacEachern – Asked to hold to track and the landscape plan as well.				
Motion	Motion to Hold this and landscape plan to track with the Main House. (Coombs)				
Roll-call Vote	Carried 5-0//Welch, Oliver, Camp, Coombs, and Pohl-aye			Certificate #	HDC2022-04-6092
4.	88 Pocomo, LLC 05-6419	88 Pocomo Road	Sports court	15/42	Ahern
5.	88 Pocomo, LLC 05-6420	88 Pocomo Road	Pool & hardscape	15/42	Ahern
Voting	Pohl, Camp, Coombs, Oliver, Welch				
Alternates	Dutra, Thornewill				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (time)	Not opened at this time.				
Motion	Motion to Hold this and landscape plan to track with the MH. (Coombs))				
Roll-call Vote	Carried 5-0//Welch, Oliver, Camp, Coombs, and Pohl-aye			Certificate #	
6.	Joe Minella 03-5939	9 Ginky Lane	New dwelling	41/851	Robert Newman
Voting	Pohl, Camp, Coombs, Oliver, Welch				
Alternates	Dutra, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, <i>BWNIM</i> ; topo plan				
Representing	Robert Newman, Sandcastle Construction Inc. Joe Minella, owner				
Public	Chris Bevis, 47 West Chester Street				
Concerns (6:06)	Minella – Explained the pile of dirt was placed there while construction took place on the abutting property. He wants this to look like a barn converted to a home. He doesn't want a green lawn because of concerns with fertilizer. Newman – Reviewed changes made per previous concerns. Bevis – The grade has change; reviewed photos showing 2' to 3' grade change; he grants permission for commissioners to go on his property to view this. The grade change needs to be engineered with drainage. Welch – The dormers are still too big; a single dormer with evenly spaced windows would be quieter and would be appropriate with the 1 st -floor façade. Grade is a big issue, particularly with grades being changed before the project comes to the HDC; this is one of many. We have to accept at face value what's brought before us; if that is not true, it erodes our integrity as a board. We need an engineered solution with respect to character and setting; some terracing would be appropriate. Oliver – Nothing to add over her previous concerns – simple but tighter dormers. She's tired of HDC being the arbiter of grade disputes since it's not in our purview; applicants should be more mindful of their neighbors. Coombs – If they want us to review something, the grade shouldn't be changed before we look at the plans. We approve up to 2.5' grade changes and nothing more; if the change is greater, we shouldn't consider it. Agrees with reducing the dormers more. The south elevation is over fenestrated and is visible from a public way. Camp – The front door should have more presence and be flush with the 3 windows to the right. Agrees the rear is over fenestrated. She viewed this and noted 3' of difference between this and the Leland Cyprus; doesn't appreciate that this has been built up. The site is over developed, and the two houses don't relate to each other. Pohl – The comment was soft green space versus hard space. There is a grade change; Mr. Minella's sister has retainage, so he understands wanting to be on that level; the grade change at the road isn't substantial. However, as you proceed into the site, the change is more prominent. Suggested dropping the grade at the rear of the house and shave the mound down to 1' and pitched away. South elevation, a taller pitch on the dormers will allow more space for the solar panels; give us 6/12 on the front and 7/12 on the rear. He likes the single-dormer suggestion. Further discussion about the topography and grade changes.				
Motion	Motion to Hold for revisions to architecture and grading. (Welch)				
Roll-call Vote	Carried 5-0//Camp, Oliver, Coombs, Welch, and Pohl-aye			Certificate #	

7. Joe Minella	9 Gingy Lane	MH solar	41/851	Robert Newman
Voting	Pohl, Camp, Coombs, Oliver, Welch			
Alternates	Dutra, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Robert Newman, Sandcastle Construction Inc. Joe Minella, owner			
Public	Chris Bevis, 47 West Chester Street			
Concerns (6:39)	Not opened at this time.			
Motion	Motion to Hold to track. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver Welch, Camp, Coombs, and Pohl-aye		Certificate #	
8. Joe Minella	04-6078	9 Gingy Lane	New 2 nd dwelling	41/851 Robert Newman
Voting	Pohl, Camp, Coombs, Oliver, Welch			
Alternates	Dutra, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Robert Newman, Sandcastle Construction Inc. Joe Minella, owner			
Public	Chris Bevis, 47 West Chester Street			
Concerns (6:40)	Newman – Reviewed changes made per previous concerns. Welch – The changes address the length. The 8-over-8s gave it an old feel. North elevation, the single dormer is good. Camp – Likes the front better than the main house; the door has more presence and has a nice cottage look. Preferred the 2 nd -floor deck in the previous side elevation; it was less pinched. Oliver – The 8-over-8 window lent an air of old Nantucket. Coombs – No concerns. North elevation, she likes the single window on the 2 nd floor. Rear elevation, separate the ganged windows; it's too heavy as proposed. Pohl – Agrees the 8-over-8 windows were better. The gambrel pitches are better.			
Motion	Motion to Approve through staff with 8-over-8 on the primary mass north elevation, grading plan and changes on the rear to track the main house. (Welch)			
Roll-call Vote	Carried 5-0//Oliver, Coombs, Camp, Welch, and Pohl-aye; Camp abstain		Certificate #	HDC2022-04-6078
9. Joe Minella	03-5938	9 Gingy Lane	Garage/studio	41/851 Robert Newman
Voting	Pohl, Coombs, Oliver, Welch, Dutra			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Robert Newman, Sandcastle Construction Inc. Joe Minella, owner			
Public	Chris Bevis, 47 West Chester Street			
Concerns (6:53)	Newman – Reviewed changes made per previous concerns. Welch – West elevation gable forward ridge and eave still need to come down. Oliver – Agrees with Mr. Welch. Asked if the 9-light in the west elevation door could become a 4-light door. Coombs – Agrees. Dutra – No concerns.			
Motion	Motion to Approve through staff with the west elevation gable eave and ridge dropped 11” to 12” and the door to be a 4 light. (Dutra)			
Roll-call Vote	Carried 5-0//Welch, Oliver, Coombs, Dutra, and Pohl-aye		Certificate #	HDC2022-03-5938
10. Joe Minella	03-5937	9 Gingy Lane	Pool & hardscape	41/851 Robert Newman
Voting	Pohl, Coombs, Oliver, Welch, Dutra			
Alternates	Thornewill			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Robert Newman, Sandcastle Construction Inc. Joe Minella, owner			
Public	Chris Bevis, 47 West Chester Street			
Concerns (6:53)	Not opened at this time.			
Motion	Motion to Hold to track the grading of the house. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, Welch, Dutra, Coombs, and Pohl-aye		Certificate #	

VII. NEWBUSINESS 06/07/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
11. 55 Road, LLC 06-6438	56 South Shore Road	New dwelling	80/114	EMDA
Voting	Camp, Coombs, Oliver, Welch, Dutra			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Ethan McMorrow, Ethan McMorrow Design Associates			
Public	None			
Concerns (7:00)	McMorrow – Presented project. No concerns.			
Motion	Motion to Approve as submitted. (Welch)			
Roll-call Vote	Carried 5-0//Oliver, Coombs, Dutra, Welch, and Camp-aye		Certificate #	HDC2022-06-6438
12. Sankaty, LLC 06-6439	49 Sankaty Road	New dwelling	49/66	Dustin Maury
Voting	Camp, Coombs, Oliver, Welch			
Alternates	Dutra, Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (7:05)	Not opened at this time.			
Motion	Motion to Hold for representation. (Coombs)			
Roll-call Vote	Carried 5-0//Welch, Oliver, Thornewill, Coombs, and Camp-aye		Certificate #	
13. K.M. Cannon Trust 05-6424	26 Liberty Street	Move windows & + door	42.3.4/115	NAG
Voting	Camp, Coombs, Oliver, Thornewill			
Alternates	Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Bill McGuire, Nantucket Architectural Group			
Public	None			
Concerns (7:07)	McGuire – Presented project. Primary mass is circa 1840s; the addition is contemporary. Backus – Read HSAB comments 6/13: The window should remain on the west elevation; a blank wall would be inappropriate. Contributing, Nantucket Preservation Trust (NPT) information has it circa 1800 typical Nantucket attributed to Solomon Swain. Agrees with HSAB. Oliver – They could grow something on the blank sidewall; no concerns about this as it is close to the neighbor. Thornewill – Agrees with Ms. Oliver. Coombs – Agrees. Camp – The old window being replaced by French doors should be saved (on 1980s addition).			
Motion	Motion to Approve as submitted. (Oliver)			
Roll-call Vote	Carried 4-0//Coombs, Thornewill, Oliver, and Camp-aye		Certificate #	HDC2022-05-6424
14. P Fox Nantucket, LLC 06-6436	20 Orange Street	Hardscape & fence	42.3.2/70	Ahern
Voting	Camp, Coombs, Oliver, Welch, Dutra			
Alternates	Thornewill			
Recused	None			
Documentation	Landscape design plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Miroslava Ahern, Ahern Design, LLC			
Public	None			
Concerns (7:15)	Ahern – Presented project. Backus – Read HSAB comments 6/27: No concerns. It's important that agents indicate the age of the structure to which landscaping is associated. Circa 1850 typical Nantucket. Although it's doesn't seem visible; the proposed bluestone and vent are too modern for a typical Nantucket. Coombs – Doesn't think the vertical-board fence is appropriate but it isn't visible. The bluestone should be broken up. Oliver – We can't see it but isn't sure the fencing fits with the neighbor's existing fence. She doesn't support a solid 6' board fence backing up to the fence at #4. Welch – The photos reference an existing fence and the 6' board would replace the 5&1 to block the view of the lattice trellis. He has no concerns because it isn't visible. It doesn't negatively affect character and setting. Dutra – Agrees with Ms. Backus about up the running-bond bluestone and monochromatic color as well as the vertical slats on the fence being modern. However, it's not visible.			
Motion	Motion to Approve as submitted. (Dutra)			
Roll-call Vote	Carried 4-1//Welch, Oliver, Camp, and Dutra-aye; Coombs-nay		Certificate #	HDC2022-06-6436

15. Bank of America 06-6396		65 Main Street	Exterior lighting	42.3.1/197	Bruce Bisbano
Voting	Camp, Coombs, Oliver, Welch, Thornewill				
Alternates	Dutra				
Recused	None				
Documentation	Exterior lighting plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Bruce Bisbano. Bisbano Associates				
Public	None				
Concerns (7:32)	<p>Bisbano – Presented project; we can do 3,000 kelvin lights on everything except over the door. This is a safety initiative for Bank of America across their portfolio; they’ve set a 2’ candles of light radius as their standard.</p> <p>Backus – Read HSAB comments 6/27: This looks like an extraordinary amount of lighting in an area where there was previously just one small lamp; this should be viewed at night to see if there is an actual need for additional lighting. The new lamps are proposed to be mounted on a decorative arm, but no description or detail for the arm is provided, and no height on the wall was indicated. New fixtures at the front door would not be appropriate; the proposed wall mounted fixtures are too many and too large and will compete with the existing bracketed fixtures at the corners. Too much lighting in this location would dramatically alter the feel of this location, and the overall appearance of this iconic building. This will also be counter to our Dark Skies Initiatives.</p> <p>This (and Sparks Avenue) was reviewed and is technically old business but was submitted as new business. This is Pacific National Bank, a typical brownstone circa 1818. Agrees with HSAB we need more details on the wall-mounted fixtures. The LED should be Dark-Skies compliant. If the commission is inclined to approve, the LED kelvin should be consistent with the Town initiatives for a historic district.</p> <p>Coombs – The two existing lights should remain, and those along Liberty Street should remain; they should not be lit up. Adding this amount of lighting is not appropriate. Feels it should be viewed at night to study the location of the proposed lights and their impact. This isn’t like a bank in a mall on the mainland; it closes at 3 pm. We should look at this bank’s needs.</p> <p>Welch – He’d like to review the previous minutes and know the established board. He doesn’t disagree but suggested a view with reflective elements indicating the location of the proposed lights. Wants much clearer architectural drawings to ¼’ scale with light and armature details. Doesn’t think the under-hung fixture for the door is appropriate. More appropriate is the existing light shown on the left. The wall-mounted units need to be more historically correct; using a street lamp fixture as a wall mount is inappropriate.</p> <p>Oliver – Nothing to add. We need clearer information. She doesn’t understand the lumens.</p> <p>Thornewill – She’s not against adding lights but agrees with Mr. Welch; some of the white boxes could be replace but the proposed style isn’t correct as it’s a streetlamp adopted to be a wall lamp. She’s concerned about the LED and quality of the lighting; it should be a warm, yellow light.</p> <p>Dutra – He’s concerned about the LED and it being a soft, warm, and traditional light. We shouldn’t see white light on this building. Asked why the lighting is being added.</p> <p>Camp – She wants more information and detailed drawings on what’s proposed.</p>				
Motion	Motion to Hold for previous minutes, ¼” to ½” drawings of what’s proposed and where keyed to a plan with a color spectrum chart showing the light spectrum, what’s proposed for each fixture, and to go back to HSAB. (Welch)				
Roll-call Vote	Carried 5-0//Oliver, Thornewill, Coombs, Welch, and Camp-aye			Certificate #	
16. Bank of America 06-6494		15 Sparks Avenue	Exterior lighting	55/177	Bruce Bisbano
Voting	Coombs (acting chair), Welch, Thornewill (established board per 3/17/2022)				
Alternates	None				
Recused	None				
Documentation	Exterior lighting plans, site plan, and photos.				
Representing	Bruce Bisbano, BisbanoAssociates				
Public	None				
Concerns (7:52)	<p>Bisbano – Reviewed changes per previous concerns. 3,000 kelvin is similar to incandescent lightbulbs; external pole lights have been removed.</p> <p>Welch – He has fewer concerns with this. At the back, the existing wall mounts are being replaced with a street-light fixture, that’s not appropriate. The new posts should be black metal and the light color should be in the 3,000-kelvin range. Under-canopy lights should be motion activated so the area isn’t continually lit up.</p> <p>Thornewill – Agrees with Mr. Welch. Doesn’t agree with changing the style of the wall-mounted units.</p> <p>Coombs – Agrees with what’s been said.</p>				
Motion	Motion to Hold for a proposal for motion activated lights under the canopy, photos of proposed wall-mount lights, and color spectrum. (Welch)				
Roll-call Vote	Carried 3-0//Thornewill, Coombs, and Welch-aye			Certificate #	

17. Dan Schiff 05-6385	22 Starbuck Road	Fireplace color change	60/118	Dan Schiff
Voting	Camp, Coombs, Oliver, Welch, Dutra			
Alternates	None			
Recused	Thornewill			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Dan Schiff, owner			
Public	None			
Concerns (8:03)	<p>Schiff – Presented project.</p> <p>Backus – This is non-contributing. Read MAB comments 6/27: discussion about white chimneys in Madaket. One member concerned about context; 3 no concerns.</p> <p>Dutra – A lot of the white chimneys appear to be pargetted. No concerns.</p> <p>Camp – A black top is a nice detail on a white chimney.</p> <p>Coombs & Oliver – No concerns.</p>			
Motion	Motion to Approve. (Coombs)			
Roll-call Vote	Carried 4-1//Oliver, Dutra, Welch, Coombs-aye; Camp-nay		Certificate #	HDC2022-05-6385
18. John Kane 06-6427	12 Pond Road	Addition	56/295	Topham Design
Voting	Camp, Coombs, Oliver, Welch, Thornewill			
Alternates	Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Joe Topham, Topham Design			
Public	None			
Concerns (8:10)	<p>Topham – Presented project; circa 1980; the breezeway doesn't have a foundation.</p> <p>Welch – It's fully appropriate.</p> <p>Oliver – Agrees; her only concern is the southeast elevation dormer with windows on one side (existing).</p> <p>Coombs – No concerns.</p> <p>Thornewill – Agrees this is appropriate.</p>			
Motion	Motion to Approve. (Welch)			
Roll-call Vote	Carried 5-0//Coombs, Oliver, Thornewill, Camp, and Welch-aye		Certificate #	HDC2022-06-6427
19. Jay Maroney 06-6453	29 Rhode Island	Shed	60.3.1/132	Jay Maroney
20. Jay Maroney 06-6454	29 Rhode Island	Deck	60.3.1/132	Jay Maroney
Voting	Camp, Coombs, Oliver, Welch			
Alternates	Dutra, Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (time)	Not opened at this time.			
Motion	Motion to Hold for representation. (Welch)			
Roll-call Vote	Carried 5-0//Oliver, Coombs, Dutra, Camp, and Welch-aye		Certificate #	
21. Bertyl Johnson 06-6462	250 Madaket Road	Addition	59.4/213	Brook Meerberger
Voting	Camp, Coombs, Oliver, Welch, Thornewill			
Alternates	Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Brook Meerbergen			
Public	None			
Concerns (8:17)	<p>Meerbergen -</p> <p>Backus – Read MAB comments 6/27: discussion about massing versus remaining ranch and lack of fenestration facing Madaket Road; existing porch should change to simple shed; it is not uncommon in Madaket to add a 1.5 story mass. Simplification of the roof plain would be helpful. Garage doors oddly placed. No concerns with rear or northwest elevations; asked to review revisions.</p> <p>HDC survey has no date but indicates it's a ranch.</p> <p>Oliver – Agrees a simple-shed porch would tie better with the addition. Agrees with shingling the shed.</p> <p>Welch – Agrees. A small eyebrow dormer on the northwest of the existing mass might also help.</p> <p>Coombs – Agrees with Ms. Oliver.</p> <p>Thornewill – Nothing to add</p> <p>Camp – The old and new should better relate.</p>			
Motion	Motion to Approve through staff with the railing on 2nd-floor deck to be shingled and turn the existing porch into a shed to tie into the new portion shed addition. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, Welch Thornewill, Oliver, and Camp-aye		Certificate #	HDC2022-06-6454

22. Faberia Biff 05-6416	58 Walsh Street	Roof material change	29/97	Emeritus
Voting	Camp, Coombs, Oliver, Welch			
Alternates	Dutra, Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (8:24)	Backus – Mr. MacEachern asked this be held for Thursday.			
Motion	Motion to Hold for Thursday at representative's request. (Oliver)			
Roll-call Vote	Carried 5-0//Welch, Coombs, Thornewill, Oliver, and Camp-aye		Certificate #	
23. Jamie Kaplan 06-6440	6 Joy Street	Hardscape	55.4.4/32.2	Elaine Johnson
Voting	Camp, Coombs, Oliver, Welch			
Alternates	Dutra, Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (8:25)	Not opened at this time.			
Motion	Motion to Hold for representation. (Welch)			
Roll-call Vote	Carried 5-0//Oliver, Coombs, Thornewill, Welch, and Camp-aye		Certificate #	
24. Jody & Robert Newman 05-6415	6 Topping Lift	Garage studio	66/308	SCI
Voting	Camp, Coombs, Oliver, Welch			
Alternates	Dutra, Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (8:26)	Not opened at this time.			
Motion	Motion to Hold for representation. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, Welch, Thornewill, Oliver, and Camp-aye		Certificate #	
25. 31 Old South Rd, LLC 06-6428	31 Old South Road	Commercial mixed-use bldg	68/3	Val Oliver
Voting	Camp, Coombs, Welch, Dutra, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Val Oliver, V. Oliver design			
Public	None			
Concerns (8:27)	Oliver – Presented project; height 29'9"; grey trim and black sash and colonial slate roof. Welch – It's appropriate for the area. The wrap-around porch helps mitigate its height; suggested increasing the pitch of the porch by raising the roof to just under the windows. Thornewill – The addition eave lines should be lower than the main mass. Coombs – Agrees with Ms. Thornewill. Camp – The 2 nd -floor windows should be pushed up into the fascia.			
Motion	Motion to Approve through staff with raising the 2nd-floor window headers to the fascia, increasing the pitch of the porch roof, and drop the eaves on the additions 6" to 9". (Welch)			
Roll-call Vote	Carried 5-0//Thornewill, Dutra, Coombs, Camp, and Welch-aye		Certificate #	HDC2022-06-6428
26. Caleb Cressman 05-6417	300 Polpis Road	Demo Barn	20/11	Thornewill Design
Voting	Camp, Coombs, Oliver, Welch, Dutra			
Alternates	None			
Recused	Thornewill			
Documentation	Architectural elevation plans, site plan, photos, and historical documents.			
Representing	Carrie Thornewill, Thornewill Design			
Public	None			
Concerns (8:33)	Thornewill – Presented project; circa 1970s; there is no record of when this was built. Backus – The main dwelling is contributing. Would like something for the file confirming the age. No concerns.			
Motion	Motion to Approve the demolition. (Dutra)			
Roll-call Vote	Carried 5-0//Coombs, Welch, Oliver, Dutra, and Camp-aye		Certificate #	HDC2022-05-6417

27. Melissa Kreiser 06-6444	89 Washington Street	Front hse trim color chng	55.1.4/81	Melissa Kreiser
28. Melissa Kreiser 06-6444	89 Washington Street	Back hse trim color chng	55.1.4/81	Melissa Kreiser
Voting	Camp, Coombs, Oliver, Welch			
Alternates	Dutra, Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (time)	Not opened at this time.			
Motion	Motion to Hold for representation. (Welch)			
Roll-call Vote	Carried 5-0//Oliver, Coombs, Thornewill, Welch, and Camp-aye		Certificate #	
29. Thomas & Margaret Montgomery 06-6447	33 North Liberty Street	Outdoor shower/arbor	41/157	Thomas/ Margaret
Voting	Pohl, Camp, Coombs, Oliver, Welch			
Alternates	Dutra, Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (time)	Not opened at this time.			
Motion	Motion to Hold for representation. (Welch)			
Roll-call Vote	Carried 5-0//Coombs, Oliver, Thornewill, Welch, and Camp-aye		Certificate #	
30. Rubinstein-Bistany 05-6398	51 Tennessee Avenue	Demo or move garage	59.4/202	Brook Meerberger
Voting	Camp, Coombs, Oliver, Welch, Dutra			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Brook Meerbergen			
Public	None			
Concerns (8:40)	<p>Meerbergen – Circa 1960s. Presented project.</p> <p>Backus – Read MAB comments 6/27: No concerns.</p> <p>HDC survey “Whits End Garage”</p> <p>No concerns.</p>			
Motion	Motion to Approve as a move off/demolition. (Oliver)			
Roll-call Vote	Carried 5-0//Dutra, Welch, Oliver, Coombs, and Camp-aye		Certificate #	HDC2022-05-6398
31. Rubinstein-Bistany 05-6399	51 Tennessee Avenue	GH move & modify	59.4/202	Brook Meerberger
Voting	Camp, Coombs, Oliver, Welch, Dutra			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Brook Meerbergen			
Public	None			
Concerns (8:44)	<p>Meerbergen – Presented project. South elevation faces M Street.</p> <p>Backus – Read MAB comments 6/27: relocation and alterations present no concerns; only concern is the open-roof connector as seen from M Street.</p> <p>HDC survey circa 1970.</p> <p>Oliver – The front is now unclear. The “C” door pane configuration is unusual. There are so many different types of windows and doors.</p> <p>Coombs – No concerns.</p> <p>Welch – The existing fenestration versus the proposed tells a story. The “B” door should be a 6-light and the “A” door a 4-light, and the 2nd-floor window should match the “C” door pane configuration. East elevation door should be a 4-light.</p> <p>Dutra – It’s a funky house; likes Mr. Welch’s suggestions. Concerned about the visibility of the connector making the 2 structures look like one large structure. East elevation, the porch looks chopped off; would like the roof manipulated to remedy that.</p> <p>Camp – Likes the suggestions. The 2nd-floor south elevation #4 window looks jammed in; it and the door should be more harmonious to the rest of the house. She is going to go look at this.</p>			
Motion	Motion to Hold for revisions. (Welch)			
Roll-call Vote	Carried 5-0//Oliver, Coombs, Dutra, Welch, and Camp-aye		Certificate #	

Rest held for Thursday June 30th.

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32.	Rubinstein-Bistany 05-6400	51 Tennessee Avenue	New main dwelling	59.4/202	Brook Meerberger
33.	Rubinstein-Bistany 05-6402	51 Tennessee Avenue	New garage	59.4/202	Brook Meerberger
34.	Rubinstein-Bistany 05-6401	51 Tennessee Avenue	New pool & deck	59.4/202	Brook Meerberger
35.	Okay Okay Café, LLC 06-6449	15 Washington Street	Addition	42.3.1/99	BPC
36.	Ack Tack LLC 06-6434	19 Bishops Rise	Secondary dwelling	40/31.3	Chris Hall Architects
37.	Auburn Cottage, LLC 06-6463	46 Easton Street	MH add/renovation	42.4.1/22	Botticelli + Pohl
38.	44 Monomoy, LLC 06-6451	44 Monomoy Road	New garage/studio	54/72	WAPD

VIII. OLD BUSINESS 06/14/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Lions Foot, LLC 03-5844	9 Sherburne Way	MH move off or demo	30/37	Topham Designs
2.	Ocean Dojo, LLC 03-5847	20 Bartlett Farm Road	Pool & hardscape	65/76	Atlantic Landscaping
3.	Bishop Rise, LLC 01-5597	20B Bishop Rise Road	Garage/cottage	40/127	Topham Designs
4.	The Iren Hollo 05-6268	31 Low Beach Road	Add/move on site	74/36	Botticelli + Pohl
5.	Juraj Bencat 03-5957	15 Wappossett Circle	Solar roof array	67/571	ACK Smart
6.	Arline Bartlett 12-5454	21 Pleasant Street	Windows, doors, sm add	55.4.1/1	LINK
7.	Amenda & Kevin Jacobs 04-6226	4 Rays Court	Addition & historical reno.	42.3.2/3	Design Assoc. Inc.

IX. NEW BUSINESS 06/21/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Cornell French	35 Main Street (Sias)	Porch rails change	73.3.1/7	Normand Residential
2.	Sam Phelan	65 Pleasant Street	New fence	55/36.2	Sam Phelan
3.	18 Sherburne TP Nominee Tr	18 Sherburne Turnpike	New dwelling	30/196	S. Metz
4.	Anna & Daniel Day	7 Bayberry Lane	New dwelling	67/61 (lot A)	Val Oliver
5.	Lisa Dobue Holby	19 Low Beach Road	2 nd dwelling	74/83	Val Oliver
6.	308 Madaket Rd, LLC	308 Madaket Road	Addition	60.2.1/67	EMDA
7.	Elizabeth Dorn	23 Front Street	Roof chng (3 tab – Arch)	73.1.3/92	James Lydon
8.	4.5 Cathcart, LLC	4.5 Cathcart Road	Demo roof walk	54/82	David Nagys
9.	Hospital Thrift Shop Inc	17 India Street	Deck removable bridge	42.3.1/117	EMDA
10.	Charles Dermody	11 Hydrangea Lane	New shed	73/93	Structures Unlimited
11.	Jim & Cindy Helfrich	37 Fair Street	Alter & add covered porch	42.3.2/212	Emeritus
12.	Richmond Great Point Pt	1 Violet Place	New commercial building	68/340	KOH
13.	Richmond Great Point Pt	2 Violet Place	New commercial building	68/340	KOH
14.	Richmond Great Point Pt	3 Violet Place	New commercial building	68/340	KOH
15.	Julia Morash	18½ Gray Avenue	New cottage	67/183.1	Thornewill Design
16.	Cailen Casey	77 Sparks Avenue	Hardscape & driveway	55/138.1	Cailen Casey
17.	Jennifer Dobue Cheul	1 Stone Post Way	Garage/apartment	74/82	Val Oliver
18.	26 Pine Crest, LLC	26 Pine Crest Lane	New dwelling	68/426	EMDA
19.	18 Center St, LLC	18 Center Street (Sias)	Addition & raise roof	73.1.3/105	Twig Perkins
20.	Susan O'Malley	10 New Mill Street	New deck	59.4.4/9	Boris Nikolov
21.	Susan O'Malley	10 New Mill Street	Fence	59.4.4/9	Boris Nikolov
22.	Horchow & Routman	33 Cliff Road	MH fenest, ramp, dormer	42.4.4/5	CWA
23.	Horchow & Routman	33 Cliff Road	Guest house: addtn/fenest	42.4.4/5	CWA
24.	Horchow & Routman	33 Cliff Road	Garage	42.4.4/5	CWA
25.	Clarke Browne	23 Ocean Avenue	Addition	73.3.1/19	Angus Macleod
26.	India & Rose Tr	28 India Street	Rev. 02-5776: fenestration	42.3.4/108	Botticelli + Pohl
27.	Frank Rovinski	33 Main Street (Sias)	Reno/alteration	73.4.2/34	Emeritus
28.	Chicken Box	12 Dave Street (Bldg. 1)	New dwelling	55/158	Emeritus
29.	Chicken Box	12 Dave Street (Bldg. 2)	New dwelling	55/158	Emeritus
30.	Glidden	24 Rugged Road	Move off dwelling	67/164	Emeritus
31.	HMSW, LLC	25 Sankaty Head Road	MH addition/demolition	48/3	Emeritus
32.	HMSW, LLC	25 Sankaty Head Road	New shed	48/3	Emeritus
33.	Guy Wisinski	13 Arkansas Avenue	Solar roof array	59.4/158	Ack Smart
34.	Sergey & Yuliya Chumak	8 Parson Lane	New pool/cabana	75/97	WAPD
35.	Ack N Back, LLC	33 Quidnet Road	Move off/demo	21/27.2	WAPD
36.	Ack N Back, LLC	33 Quidnet Road	Primary dwelling	21/27.2-27.4	WAPD
37.	Ack N Back, LLC	33 Quidnet Road	Garage studio	21/27.4	WAPD
38.	Ack N Back, LLC	33 Quidnet Road	Pool cabana	21/27.4	WAPD
39.	Nantucket Shire, LLC	30 Dukes Road	New dwelling	56/189	Linda Williams
40.	Nantucket Shire, LLC	30 Dukes Road	Move shed & addition	56/189	Linda Williams

X. OLD BUSINESS 06/28/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Lindsay Matthews 03-5955	37 West Chester Street	Addition	41/150	NAG
2.	Milestone Property M.	28A Evergreen Way	Guest House	68/713.2	BPC
3.	Maple Lane, LLC	Maple Lane Lot 1	New Dwelling	67/303	Val Oliver/ Maury
4.	Pocomo 53 Trust 05-6289	53 Pocomo Road	Main House	15/17	Mellows & Paladino

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5.	Pocomo 53 Trust 05-6291	53 Pocomo Road	Guest House	15/17	Mellows & Paladino
6.	31 Western Ave, LLC 05-6312	31 Western Avenue	Pergola & Hardscape	87/94	Ahern
7.	Victor Haley 03-5943	94 Orange Street	Addition	55.4.4/47	Paul Dreher
8.	K225, LLC	126 Main Street	Renovation	42.3.2/98	Linda Williams
9.	Mike Romano 05-6245	55 Easton Street	Addition	42.4.1/68	Shelter 7
10.	Erik Gersten 03-6027	25 India Street	Skylight	42.3.4/106	Linda Williams
11.	High Tide Partners, LLC 04-6196	26 Douglas Way	New dwelling	39/41	BPC
12.	High Tide Partners, LLC 04-6198	26 Douglas Way	Garage	39/41	BPC
13.	High Tide Partners, LLC 04-6173	26 Douglas Way	Gazebo	39/41	BPC
14.	High Tide Partners, LLC 04-6172	26 Douglas Way	Shed	39/41	BPC
15.	High Tide Partners, LLC 04-6197	26 Douglas Way	Pool	39/41	BPC
16.	450 Green Park, LLC 11-5272	2 Stone Alley	Addtn, alter. & foundation	42.3.1/103	Emeritus
17.	17 Ranger Rd, LLC	17 Ranger Road	New garage	39/28	LINK
18.	ACK 71 Orange St, LLC	71 Orange Street	New garage	55.4.1/167	LINK
19.	High Cliff Trust 04-6202	11 East Hallowell Lane	Mh addition & renovation	30/17	Botticelli + Pohl
20.	High Cliff Trust 04-6191	11 East Hallowell Lane	New garage	30/17	Botticelli + Pohl
21.	Stark Point, LLC 04-6118	16 Easton Street	New dwelling	42.1.4/11	Botticelli + Pohl
22.	Nant. 62 Walsh St, LLC 04-3608	62 Walsh Street	Rev 12-2551: siding change	29/85	Botticelli + Pohl
23.	32 Hulbert Trust 11-5220	32 Hulbert Avenue	New dwelling	29/72	Botticelli + Pohl
24.	Sarah Murphy 05-6351	Maple Lane Lot 4	New Dwelling	67/303	Emeritus
25.	Sarah Murphy 05-6380	Maple Lane Lot 4	New Guest house	67/303	Emeritus
26.	John Wise 05-6346	10 Starbuck Road	New shed	59.3/62	Emeritus
27.	Jeffrey Greenberg 05-6381	30 Orange Street	New stoop & rev roofwalk	42.3.2/176	Emeritus

X. OTHER BUSINESS	
Approved Minutes	June 14 & 16, 2022
Motion	Motion to Approve. (Oliver)
Roll-call vote	Carried 4-0//Coombs, Dutra, Camp, and Oliver-aye; Welch abstain
Review Minutes	June 21 & 23, 2022
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting: Thursday, June 30th @ 1:00 pm Hybrid – Zoom @ 2 Fairgrounds Rd, Conference Room • 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 9:01 pm. (Oliver)**
 Roll-call vote Carried 5-0//Welch, Dutra, Coombs, Oliver, and Camp-aye

Submitted by:
 Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board