Draft Minutes for June 29, 2020

Historic District Commission
Sconset Advisory Board

Members: Rob Benchley (Chair), Angus MacLeod (Vice-Chair), Caroline Ellis
Mary Lathrop-Will and Clement Durkes

Alternate Member: Michael May

Planning and Land Use Services
2 Fairgrounds Road
Nantucket, Massachusetts 02554

MINUTES
Monday June 29, 2020

I. Procedural Business
Call to order at 11:05am
Attending members: Rob Benchley, Angus MacLeod, Clement Durkes, Caroline Ellis, Mary Lathrop-Will
Absent members: None.
Late arrivals: None.
Early Departures: Caroline Ellis (12:05pm)

Motion to Adopt Agenda as posted made by Rob Benchley
Vote: Carried unanimously.

Approval of Minutes: February 24, 2020
Motion to Approve Minutes made by Angus MacLeod; Seconded by Clement Durkes
Vote: Carried 3-2
Draft Minutes for June 29, 2020

II. Public Comment
   None.

III. New Business – See attached Comments

<table>
<thead>
<tr>
<th>Property owner name</th>
<th>Street Address</th>
<th>Scope of work</th>
<th>Map/Parcel</th>
<th>Agent</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. 33 Coffin LLC 05-1009</td>
<td>33 Coffin Street</td>
<td>Decks/balcony</td>
<td>73.4.1-26.1</td>
<td>CWA</td>
</tr>
<tr>
<td>2. Sheila Wilner 01-0547</td>
<td>10 Beach Street</td>
<td>New dwelling</td>
<td>73.2.4-10</td>
<td>Emeritus</td>
</tr>
<tr>
<td>3. Thompson 05-1039</td>
<td>73 Baxter Road</td>
<td>Move/demo garage</td>
<td>49-27</td>
<td>Emeritus</td>
</tr>
<tr>
<td>4. Mary Heller Tr 05-0908</td>
<td>37 Ocean Avenue</td>
<td>Roof top solar MH</td>
<td>73.3.2-49</td>
<td>ACK Smart</td>
</tr>
<tr>
<td>5. Mary Heller Tr 06-1136</td>
<td>37 Ocean Avenue</td>
<td>Roof top solar garage</td>
<td>73.3.2-49</td>
<td>ACK Smart</td>
</tr>
</tbody>
</table>

Motion to approve New Business comments 1 – 5 made by Rob Benchley
Vote: Carried unanimously

IV. Other Business

V. Adjournment
   Motion to Adjourn made by Rob Benchley at 12:30pm
   Vote: Carried unanimously.

Submitted by Kadeem McCarthy
Sconset Advisory Board

Meeting Memorandum

Date: 6/29/2020
Address: 33 Coffin St

Scope of Work: REVISIONS TO NEW DW

Historic information/known history

( □ ) Non-Contributing  ( ) Contributing  ( ) Individually significant

STAFF COMMENTS

( ) Incomplete application  ( ) Historical information needed  ( ) No Concerns  ( ) Recommend View
( ) Does not meet guidelines
( ) Not appropriate  (As noted below)

Name: Holly Backus, PP

Visibility: Yes or No

PARTIALLY

X SEE 6/16/2020 COMMENT SHEET

WEST - W/ GABLE DORMERS LOOK BETTER

SAB COMMENTS

( ) Incomplete application  ( ) Historical information needed  ( ) No Concerns  ( ) Recommend View
( ) Does not meet guidelines
( ) Not appropriate  (As noted below)

MW - NO ISSUE W/ WEST RIDGE-LINE - IMPROVES THAT SIDE
CD - OK
RB - LOTS OF VEGETATION IN SECLUDED LOT
AM - COMPETING CENTERS - TOO MUCH HEIGHT THROUGHOUT
COULD REMOVE DORMERS + CHANGE PITCH (3 PITCH VS. 4)

( ) Rob Benchley  ( ) Caroline Ellis  ( ) Angus Macleod  ( ) Mary Will
Signatures (three members required for quorum)

Alternate: Clement Durkes

ROB - CHAIR  BOARD APPROVED COMMENTS AT END OF MtB.
Sconset Advisory Board  Meeting Memorandum  HDC/SAB
Date: 6/10/2020  Address 33 Coffin St
Scope of Work: REVISIONS TO DW + NEW POOL + HARDCAP

Historic information/known history  Non-Contributing  Contributing  Individually significant

c. 1994

STAFF COMMENTS
() Incomplete application  () Historical information needed  () No Concerns  () Recommend View
() Does not meet guidelines  () Not appropriate (As noted below)

Visibility: Yes or No

X REVISIONS TO DW — X DOES NOT SEEM TO ADDRESS THE ISSUE THE COMMISSION BROUGHT UP RE: WEST ELEVATION VISIBILITY OF LONG ROOFLINE - GABLE IN CENTER IS SAME AS 1ST PROPOSAL

X LANDSCAPE PLAN + POOL — X POOL WAS NOT MOVED TOWARDS THE HOUSE (AS REQUESTED)

X GATES = TYPE 2 = OK

SAB COMMENTS
() Incomplete application  () Historical information needed  () No Concerns  () Recommend View
() Does not meet guidelines  () Not appropriate (As noted below)

Visibility: Yes or No

Name: Holly Backus, PP

( ) Rob Benchley  ( ) Caroline Ellis  ( ) Angus Macleod  ( ) Mary Will  Alternate: Clement Durkes ( )
Signatures (three members required for quorum)
Sconset Advisory Board  Meeting Memorandum  HDC/SAB
Date: 6/8/2020  Address: 33 Coffin St
Scope of Work: REVISIONS TO DW + NEW POOL + HARDSCAPE

C. 1994

STAFF COMMENTS
( ) Incomplete application  ( ) Historical information needed  ( ) No Concerns  ( ) Recommend View
( ) Does not meet guidelines  ( ) Not appropriate (As noted below)

visibility: O

* Landscape Plan Submitted = Helpful
- Proposed Gates & How Do They Syntastically Relate to Each Other?
* Revisions to DW & Don't Seem to Address All Commission's Comments

SAB COMMENTS
( ) Incomplete application  ( ) Historical information needed  ( ) No Concerns  ( ) Recommend View
( ) Does not meet guidelines  ( ) Not appropriate (As noted below)

( ) Rob Benchley  ( ) Caroline Ellis  ( ) Angus Macleod  ( ) Mary Will  Alternate: Clement Durkes

Signatures (three members required for quorum)
Sconset Advisory Board  Meeting Memorandum  HDC/SAB
Date: 12/29/2020  Address: 10 Beach Street
Scope of Work: DEMO EXISTING /NEW DW
Historic information/known history ( ) Non-Contributing  ( ) Contributing ( ) Individually significant

× SEE PREVIOUS COMMENTS (PRIOR TO COMO)

STAFF COMMENTS
( ) Incomplete application ( ) Historical information needed  ( ) No Concerns  ( ) Recommend View
( ) Does not meet guidelines  Visibility: Yes or No
( ) Not appropriate  (As noted below)

SAB COMMENTS
( ) Incomplete application ( ) Historical information needed  ( ) No Concerns  ( ) Recommend View
( ) Does not meet guidelines  Visibility: Yes or No
( ) Not appropriate  (As noted below)

AM - THIS IS SERVICE PART OF SCONSET - IT IS HISTORIC PAST TIME
THESE - NOT SYMPATHETIC TO PAST - IGNORING HISTORY OF WHAT
WAS THERE (IS THERE) - REDESIGN SHOULD NOT BE LARGER
MW - OBSCURE HISTORIC PAST W/ SUBMISSION
AM - SHOULD ONLY HAVE 1 SET OF FRENCH DOORS (EAST)
RB - DONT WANT TO LOOSE INTEGRITY - NO CONNECTION
BETWEEN OLD + NEW
* NEW DESIGN LOOKS LIKE JERSEY SHORE - NOT COFFERED PARK

Rob Benchley  Caroline Ellis  Angus Macleod  Mary Will  Alternate: Clement Durkes
Signatures (three members required for quorum)

Board Approved Comments

ROB BENCHLEY = CHAIR  @ END OF MTG.
Sconset Advisory Board  Meeting Memorandum  HDC/SAB
Date: 6/19/2020  Address 73 BAXTER ROAD
Scope of Work: MOVE/DEMOLISH EXISTING GARAGE

Historic information/known history  ( ) Non-Contributing  (X) Contributing  ( ) Individually significant

ROSALIND RUSSELL - GARAGE

STAFF COMMENTS
( ) Incomplete application  ( ) Historical information needed  ( ) No Concerns  ( ) Recommend View
( ) Does not meet guidelines  Visibility: Yes or No
( ) Not appropriate  (As noted below)

* SEE 6/8 + 6/16 COMMENTS *

SAB COMMENTS
( ) Incomplete application  ( ) Historical information needed  ( ) No Concerns  ( ) Recommend View
( ) Does not meet guidelines  Visibility: Yes or No
( ) Not appropriate  (As noted below)

MW - ROOM ON SITE TO MOVE?
AM - LIKE IDEA FOR IT TO STAY - LOOSING MANY OF THESE TYPES OF STRUCTURES - MOVE ELSEWHERE ON SITE
CD - GROUND COVER ISSUE?
AM - ADD WINDOWS FOR IT? (TO BE USEFUL) - LIFT IT UP 4' + DO A NEW FOUNDATION
RB - TRACK TOGETHER W/ FUTURE SUBMITTAL

( ) Rob Benchley  ( ) Caroline Ellis  ( ) Angus Macleod  ( ) Mary Will  Alternate: Clement Durkee

Signatures (three members required for quorum)

ROB BENCHLEY = CHAIR / BOARD APPROVED
COMMENTS @ END OF MTG.
Sconset Advisory Board  Meeting Memorandum  HDC/SAB
Date: 01/29/2020
Address 37 Ocean Ave -
Scope of Work: Solar on Roof (Main Dw)
Historic information/known history  ( ) Non-Contributing  ✓ Contributing  ( ) Individually significant

BUILT 1892 SHINGLE STYLE

STAFF COMMENTS
( ) Incomplete application  ( ) Historical information needed  ( ) No Concerns  ( ) Recommend View
( ) Does not meet guidelines  Visibility: Yes or No
( ) Not appropriate  (As noted below)

✓ APPRECIATE LOWERED SOLAR PANEL
✓ HEDGE IS ODD

SAB COMMENTS
( ) Incomplete application  ( ) Historical information needed  ( ) No Concerns  ( ) Recommend View
( ) Does not meet guidelines  Visibility: Yes or No
( ) Not appropriate  (As noted below)

PM - NOT IN FAVOR ON HISTORIC HOUSE
CD - APPRECIATE CENTER PANEL - DO NOT LIKE HEDGE
RB - NO HEDGE
MW - NO HEDGE - LEAVE VEGETATION AS IS

✓ Rob Benchley  ✓ Caroline Ellis  ✓ Angus Macleod  ✓ Mary Will  Alternate: Clement Durkes✓
Signatures (three members required for quorum)

ROB BENCHLEY = CHAIR  BOARD APPROVED COMMENTS
AT END OF MTG.
Sconset Advisory Board  
Meeting Memorandum  
Address 37 Ocean Ave  

HDC/SAB  

Date: 6/16/2020  
Scope of Work: Solar on Roof (S/WElevations)  

Historic information/known history:  
( ) Non-Contributing  
( X ) Contributing  
( ) Individually significant  

Built 1892 Shingle Style  

* Historic Photos from 1910 Provided by Owner *  

STAFF COMMENTS  
( ) Incomplete application  
( ) Historical information needed  
( ) No Concerns  
( ) Recommend View  
( ) Does not meet guidelines  
( ) Not appropriate  

Visibility: Yes  

( ) Reject  

COMMISSION REQUESTED A VIEW + SUGGESTED PUTTING ARRAY ON WEST ELEVATION + NOT SOUTH  

* Proposal is for Panals on Black Roof  

SAB COMMENTS  
( ) Incomplete application  
( ) Historical information needed  
( ) No Concerns  
( ) Recommend View  
( ) Does not meet guidelines  
( ) Not appropriate  

Visibility: Yes or No  

( ) Reject  

( ) Rob Benchley  
( ) Caroline Ellis  
( ) Angus Macleod  
( ) Mary Will  
Alternate: Clement Durkes  

Signatures (three members required for quorum)
Sconset Advisory Board Meeting Memorandum

Date: 5/11/2020

Address: 37 Ocean Ave

Scope of Work: Solar Panels (23) South/West Elev.

Historic information/known history: BUILT 1892 SHINGLE STYLE

( ) Non-Contributing  ( ) Contributing  ( ) Individually significant

STAFF COMMENTS
( ) Incomplete application  ( ) Historical information needed  ( ) No Concerns  ( ) Recommend View
( ) Does not meet guidelines
( ) Not appropriate  (As noted below)

Name: Holly Backus

Visibility: Yes or No

PARTIALLY

× Solar Panels proposed on South-West Elevations (Facing Ocean Ave + Linden Ln.)

× Will be partially visible from Linden Ln - on shed dormer + adjacent roof

SAB COMMENTS
( ) Incomplete application  ( ) Historical information needed  ( ) No Concerns  ( ) Recommend View
( ) Does not meet guidelines
( ) Not appropriate  (As noted below)

Alternate: Clement Durkes

( ) Rob Benchley  ( ) Caroline Ellis  ( ) Angus Macleod  ( ) Mary Will

Signatures (three members required for quorum)
Sconset Advisory Board  Meeting Memorandum  HDC/SAB
Date: 12/29/2020  Address 37 OCEAN AVE
Scope of Work: SOLAR ON COTTAGE
Historic information/known history  ✓ Non-Contributing  ( ) Contributing  ( ) Individually significant
C. 1980s

* MAIN HOUSE IS CONTRIBUTING

STAFF COMMENTS
( ) Incomplete application  ( ) Historical information needed  ( ) No Concerns  ( ) Recommend View
( ) Does not meet guidelines  Visibility: Yes or No  LESS
( ) Not appropriate  (As noted below)

* MOVED PROPOSED PANELS FROM VIEW (OFF OCEAN AVE)
- BETTER PLACEMENT

SAB COMMENTS
( ) Incomplete application  ( ) Historical information needed  ✓ No Concerns  ( ) Recommend View
( ) Does not meet guidelines  Visibility: Yes or No
( ) Not appropriate  (As noted below)

RB- BETTER PLACEMENT ON COTTAGE
MW- IN FAVOR - ROOF ALREADY BLACK
CD- IN FAVOR - APPRECIATE NOT SEEING
AM- IN FAVOR - WISH WE COULD HAVE TOWN SOLAR

✓ Rob Benchley  ✓ Caroline Ellis  ✓ Angus Macleod  ✓ Mary Will  Alternate: Clement Durkes ( )
Signatures (three members required for quorum)

ROB BENCHLEY = CHAIR  BOARD APPROVED COMMENTS AT END OF MTG.
Sconset Advisory Board  Meeting Memorandum
Date: 06/10/2020
Address: 37 Ocean Ave - Cottage
Scope of Work: Solar on Roof (S/W Elevations)

Historic information/known history:  
☐ Non-Contributing  ○ Contributing  ( ) Individually significant

C. 1980s

* Main House is Contributing

STAFF COMMENTS
☐ Incomplete application  ( ) Historical information needed  ( ) No Concerns  ( ) Recommend View
☐ Does not meet guidelines
☐ Not appropriate  (As noted below)

Visibility: Yes or No

South - Facing Ocean Ave - Will be Visible!

West - Facing Linden Ln - Less Visible

SAB COMMENTS
☐ Incomplete application  ( ) Historical information needed  ( ) No Concerns  ( ) Recommend View
☐ Does not meet guidelines
☐ Not appropriate  (As noted below)

( ) Rob Benchley  ( ) Caroline Ellis  ( ) Angus Macleod  ( ) Mary Will  Alternate: Clement Durkes

Signatures (three members required for quorum)